

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00



BLDG PERMIT NO. 69948

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 377 S. REDLANDS RD. TAX SCHEDULE NO. 2945-222-11-003
 SUBDIVISION LITTLE ROCK MINOR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1385/460 C.A.A.#
 FILING BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER BRIAN + MICHELE CUE NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2418 HIDDEN VALLEY DR.
 (1) TELEPHONE 241-5124 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT EXTREME CONST. USE OF EXISTING BLDGS N/A
 (2) ADDRESS 571 PEACHWOOD DR. DESCRIPTION OF WORK AND INTENDED USE: 1385H
 (2) TELEPHONE 434-4898 SLAB ON GRADE SINGLE FAMILY RES.

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20 from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 7 from PL Rear 30 from PL
 Maximum Height _____ CENSUS 19 TRAFFIC 95 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 4-23-99
 Department Approval [Signature] Date 5/5/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. 12181

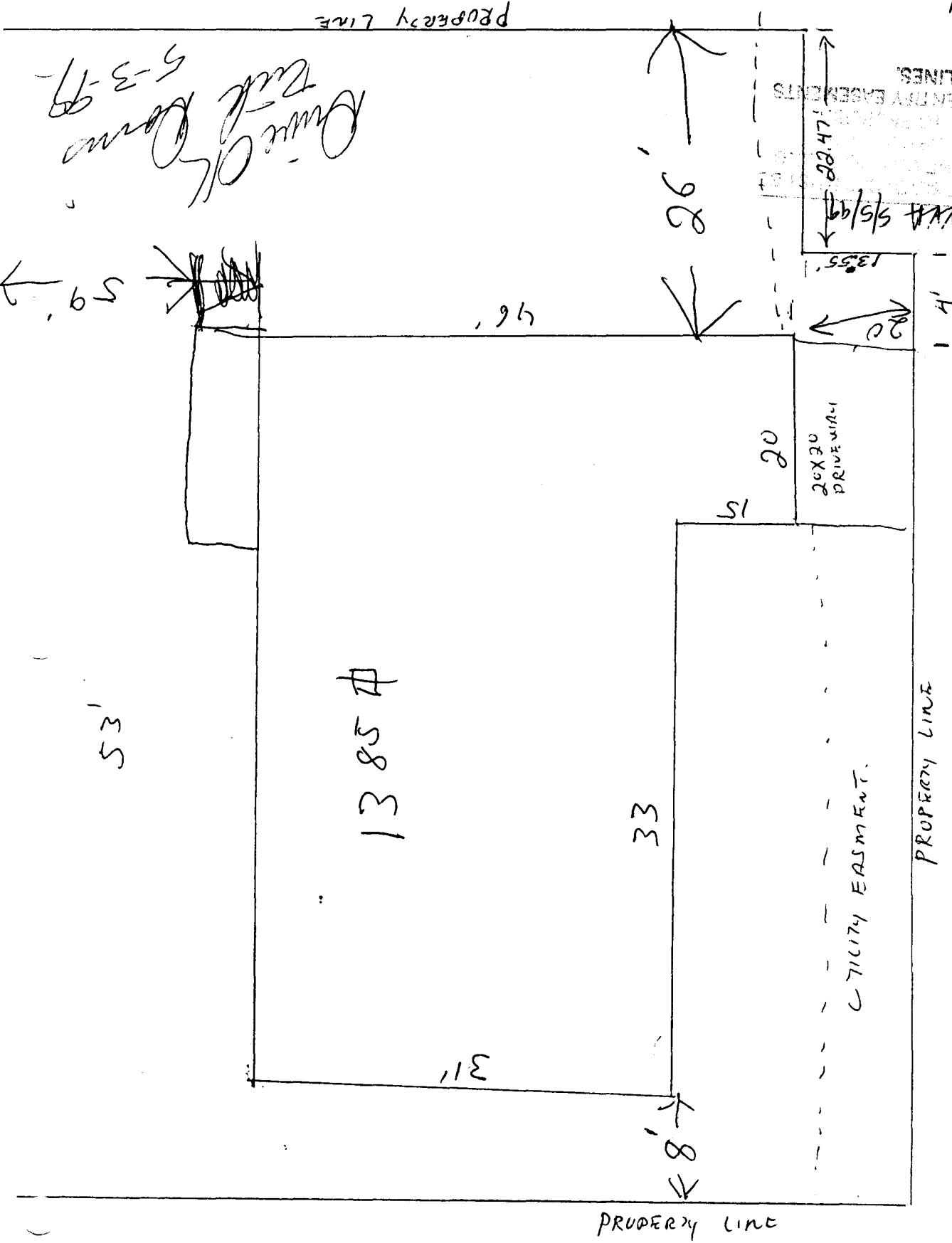
Utility Accounting [Signature] Date 5/5/99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

N ↑

ACCEPTED WA 5/5/99
FOR THE PURPOSES OF RECORDING
AND PROPERTY LINES
LOCAL AND ADJACENT EASEMENTS



Circle OK
Date 5-3-99

377 S. REDLANDS DR.

PROPERTY LINE

MORE THAN 8'

8'

31'

33

1385 7

53'

UTILITY EASEMENT

PROPERTY LINE

Revised AMP 5/17/99

ACCEPTED [illegible] LOCAL AGENT IDENTIFY EASEMENTS AND PROPERTY LINES.

MORE THAN

15

20

20X30 DRIVEWAY

24'

46'

59'

14'

LOT 15 A77 A

SKewed ANGLE

377 S. Redman's DR. 50 CURVES ARE NOT SQUARE TO LOT.

ACCEPTED KVA 9/5/99

ACCEPTED [illegible] LOCAL AGENT IDENTIFY EASEMENTS AND PROPERTY LINES.

Drive Off Truck Down 5-3-99

PROPERTY LINE

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