

FEE \$10.00
TCP \$ <del>500.00</del>
SIF \$



BLDG PERMIT NO. 70161

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

BLDG ADDRESS 2227 Richards Pkwy TAX SCHEDULE NO. 2945-182-00-054  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1330 SQ FT  
 FILING BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 620 SQ FT  
 (1) OWNER El Dorado Betty Case NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2227 Richards Pkwy  
 (1) TELEPHONE 970-255-0640 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT ACE Homes Inc John USE OF EXISTING BLDGS Residence  
 (2) ADDRESS 2485 Hwy 6:50 DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 243-8412 NEW UBC Home / Residence

**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 75' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7' from PL Rear 30' from PL Special Conditions Existing mobile home must be made to be for storage use only - not residential.  
 Maximum Height 32' CENSUS 1401 TRAFFIC 91 ANNEX# 287

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 John D. Case Date 4-8-99

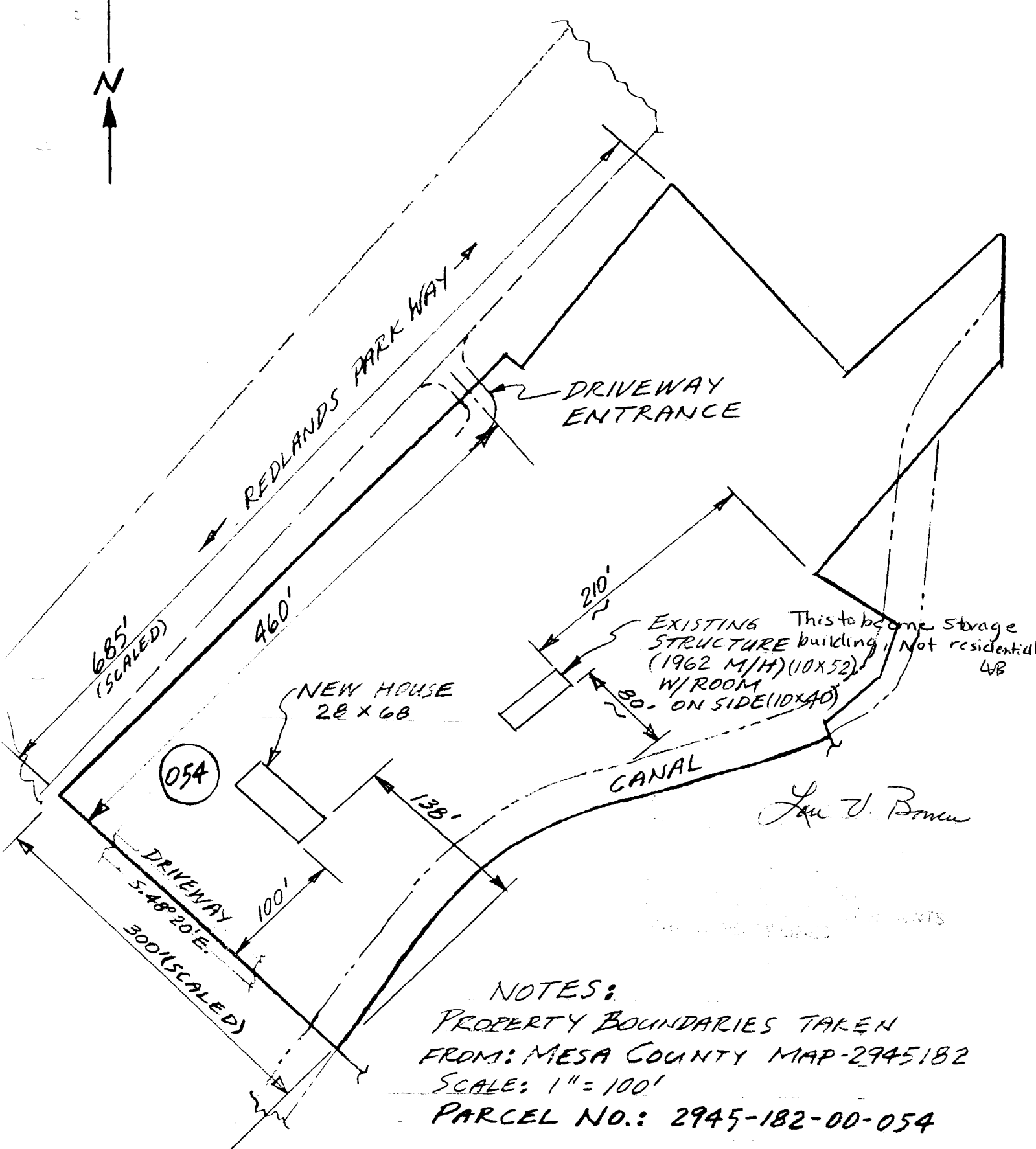
Department Approval Lou V. Brown Date 4-8-99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 12097

Utility Accounting Debi Overholt Date 4-8-99

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)



NOTES:  
 PROPERTY BOUNDARIES TAKEN  
 FROM: MESA COUNTY MAP-2945182  
 SCALE: 1" = 100'  
 PARCEL NO.: 2945-182-00-054

PLOT PLAN  
 2227 REDLANDS PKWY.  
 ELDON & BETTY CASE  
 970-255-0640