

FEE \$ 10.00
TCP \$ <del>100.00</del>
SIF \$

*verified by Randy 9/99*  
*by Keller*



BLDG PERMIT NO. 701601

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

*Keep in file till final C.O. is issued - orig. mobile to be gridded for storage use only.*

BLDG ADDRESS 2227 Redlands Pkwy TAX SCHEDULE NO. 2945-182-00-054  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1330 SF  
 FILING BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 620 SF  
 (1) OWNER Elaine Betty Chase NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2227 Redlands Pkwy NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 770-255-0640 USE OF EXISTING BLDGS Removal  
 (2) APPLICANT ACE Home Inc. Inc DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 2485 Hwy 6: 50 NEW ACE Home / Residence  
 (2) TELEPHONE 243-8412

**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) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req't 2  
 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 ANN# 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 [Signature] Date 4-8-99  
 Department Approval [Signature] Date 4-8-99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10097  
 Utility Accounting [Signature] 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)