

FEE \$	10.00
TCP \$	NA
SIF \$	NA



BLDG PERMIT NO. 69235

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

99

1985-14010

BLDG ADDRESS 372 Redell Dr. TAX SCHEDULE NO. 2945-222-07-021

SUBDIVISION Heatheridge Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 245

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 2100

(1) OWNER John Leane NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 372 Redell Dr.

(1) TELEPHONE 245-7649 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Carl Vostatek USE OF EXISTING BLDGS SFR

(2) ADDRESS 3421 GVC, Clifton, CO DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 434-5665 Courtyard enclosed, interior renovation

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 _____

SETBACKS: Front 20 from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 7 from PL Rear 30 from PL Special Conditions _____

Maximum Height 32' CENSUS 19 TRAFFIC 95 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Carl Vostatek Date 3/19/99

Department Approval Kirsten K. [Signature] Date 3/19/99

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

Utility Accounting Dotter Kanover Date 3-19-99

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)

KKA 3/19/99

PROPOSED ROOFING SYSTEM
AND PROPERTY LINES

LOT 31

91.92'
N. 14° 46' 32" E

20' 18' 15' 18' 47'-0" 19'

NEW GLAZED
ROOFING SYSTEM
OVER EXISTING
COURTYARD

PROPOSED TRI-LEVEL

132.36'
S. 33° 10' 42" E

113.67'
S. 63° 21' 42" E

SAWCUT REMOVE
& REPLACE 2" OF
DRIVEWAY SLAB,
PROVIDE ADEQUATE
SLOPE AWAY FROM
GARAGE DOOR

5" CONC. WALK

18' x 25'
DRIVE

10' UTILITY BASEMENT

90'-0"

N. 26° 30' 18" E

PLOT PLAN

1" = 10'



FILE
28
2

ARCHITECTURAL COMMITTEE REVIEW FORM HEATHERIDGE HOMEOWNERS ASSOCIATION

Date: 2/10/99

Name: John Leane

Address: 372 Rodell DR

Phone: 245-7649

PROPOSED CHANGE(S):

Addition X

New Fence _____

Remodel _____

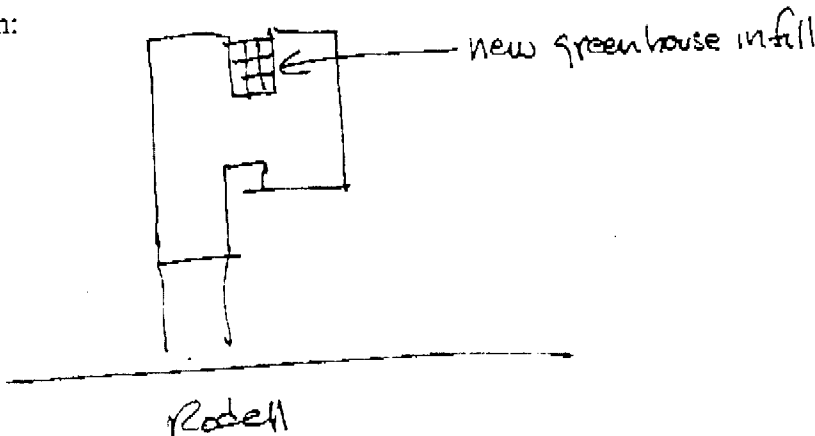
New Landscaping _____

Replace roofing _____

Other _____

Repaint or Stain _____ (include paint chip if available)

Sketch:



When will work be completed? 2 months

APPROVED:

[Signature]
 HHOA Architectural Committee

[Signature]
 HHOA Architectural Committee

Note: In some cases, it may be important for you to record this document with the Mesa County Clerk and Recorders Office.