

FEE \$ <u>10⁰⁰</u>
TCP \$ <u>—</u>
SIF \$ <u>192⁰⁰</u>

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

BLDG PERMIT NO. 79834



Your Bridge to a Better Community

BLDG ADDRESS 2372 Claystone Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2670
 TAX SCHEDULE NO. 2945-204-01-030 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Redlands Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 2670
 FILING 1 BLK 1 LOT 30 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Castle Rock Const NO. OF BUILDINGS ON PARCEL
 Before: 0 After: — this Construction
 (1) ADDRESS Box 1533 USE OF EXISTING BUILDINGS None
 (1) TELEPHONE 234-2400 DESCRIPTION OF WORK & INTENDED USE House
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS | Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) —
 (2) TELEPHONE |

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 PR Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or — from center of ROW, whichever is greater
 Side 7' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions —
 CENSUS 1401 TRAFFIC 96 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).

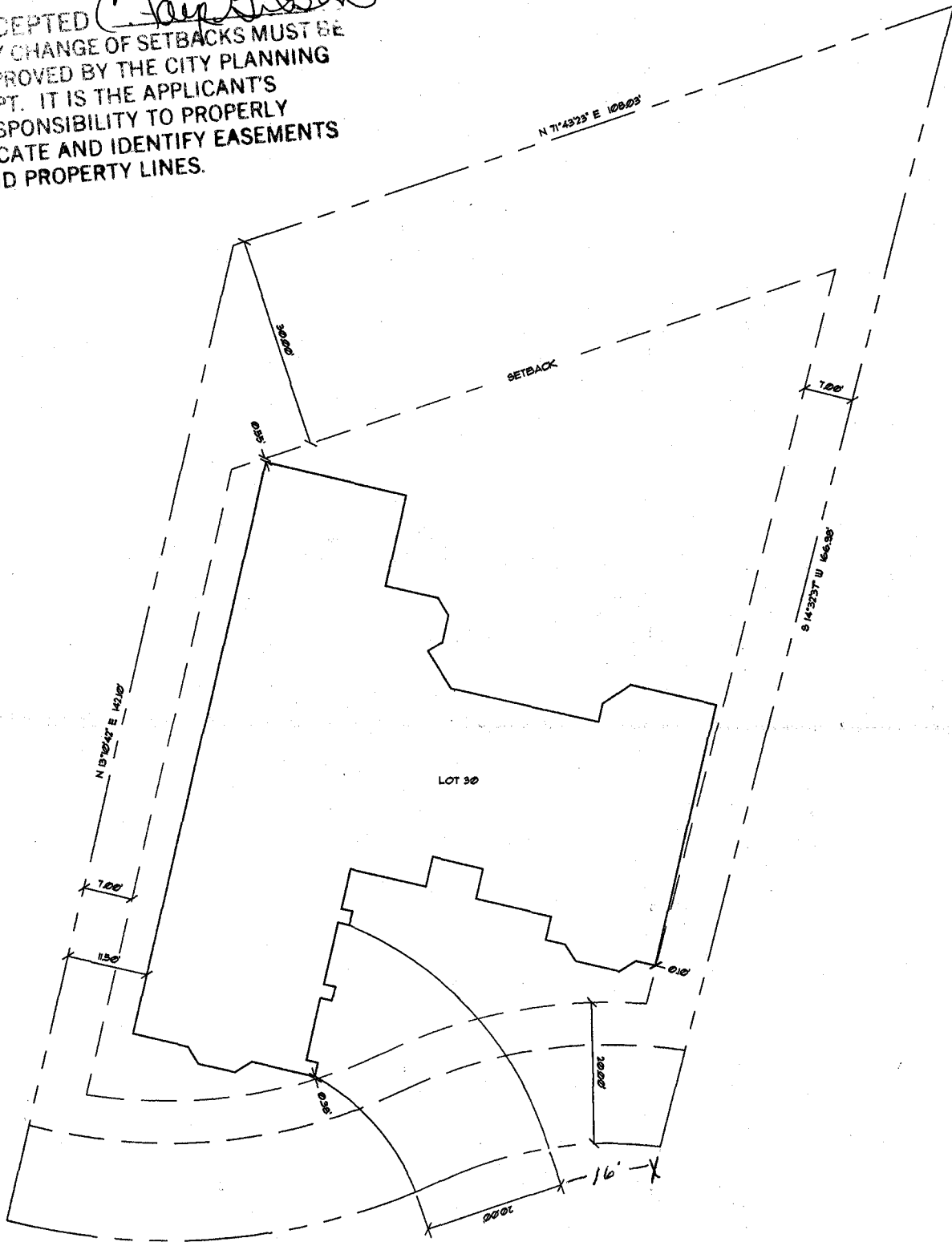
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Robert Melot Date 4-4-01
 Department Approval Cheryl Johnson Date 4/9/01

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>13684</u>
Utility Accounting	<u>Debi Overholt</u>		Date <u>4/9/01</u>

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)

4/9/01
 ACCEPTED *Jan Gibson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



DRIVE OK
OK
 4/5/01



SITE PLAN
 SCALE: 1"=20'

SP-1
 JMK & Associates, Inc.
 2704 Compass Dr., #200
 Grand Junction, CO. 81506
 (970) 241-5623

Castle Rock Construction
 PO Box 1533
 Palisade, CO 81526
 (970) 464-0188

2372 CLAYSTONE COURT
 LOT 30, BLOCK 1

REVISIONS	DATE	BY