

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 79974



(a)

Your Bridge to a Better Community

BLDG ADDRESS 350 High Desert Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 2480
TAX SCHEDULE NO. 2945-202-46-001 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Redlands Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 2480
FILING 1 BLK 6 LOT 1
(1) OWNER H D Olman NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) ADDRESS Box 9192 NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) TELEPHONE 243-4322 USE OF EXISTING BUILDINGS None
(2) APPLICANT Robert Melot DESCRIPTION OF WORK & INTENDED USE House
(2) ADDRESS Box 1533 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 464-0188 Other (please specify) _____

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 PD 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 ANNX# _____

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 4-5-01
Department Approval Alisa Oregon Date 4/10/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13885</u>
Utility Accounting	<u>Blank</u>	Date	<u>4/10/01</u>

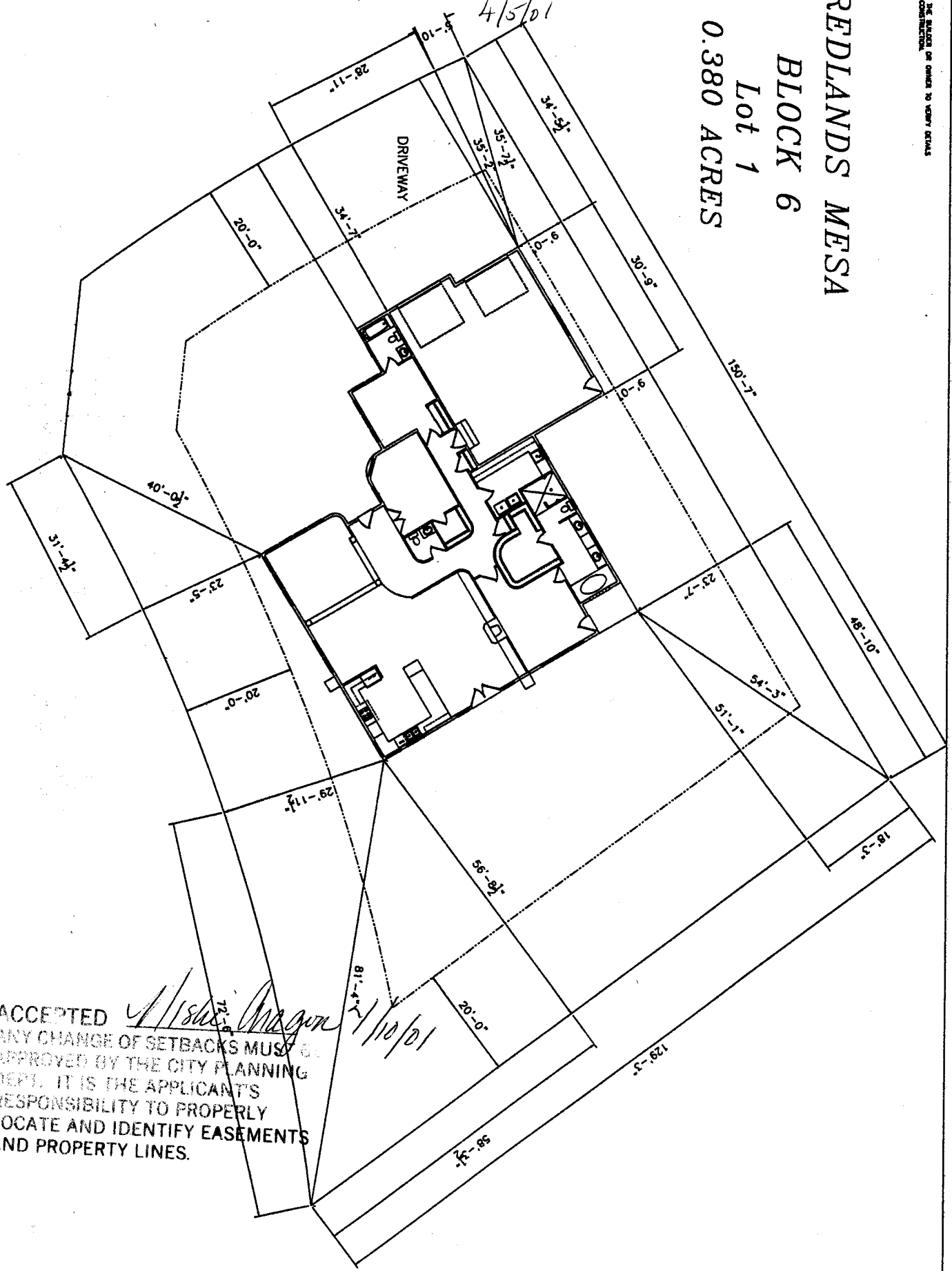
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

NOTES:
1. IT IS THE RESPONSIBILITY OF THE APPLICANT OR OWNER TO VERIFY LOCAL
AND DISTRICT ZONING AND CONSTRUCTION CODES.

REDLANDS MESA BLOCK 6 Lot 1 0.380 ACRES

DRIVE OR
DIRT
4/5/01



SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)
PLOT PLAN

ACCEPTED *W. S. ...* 10/10/01
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.