

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

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

BLDG PERMIT NO. 79570



Your Bridge to a Better Community

BLDG ADDRESS 357 High Desert Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 2800 #
 TAX SCHEDULE NO. 2915-202-47-002 SQ. FT. OF EXISTING BLDGS -
 SUBDIVISION REDLANDS MESA TOTAL SQ. FT. OF EXISTING & PROPOSED 3450 #
 FILING 1 BLK 5 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER GREG & JODY MOTZ NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS P.O. Box 2896 USE OF EXISTING BUILDINGS -
 (1) TELEPHONE 245-7313 DESCRIPTION OF WORK & INTENDED USE NEW HOME
 (2) APPLICANT SUN KING TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 3299 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 245-9173 Manufactured Home (HUD)
 Other (please specify) Stick FRAME

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 3590
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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).

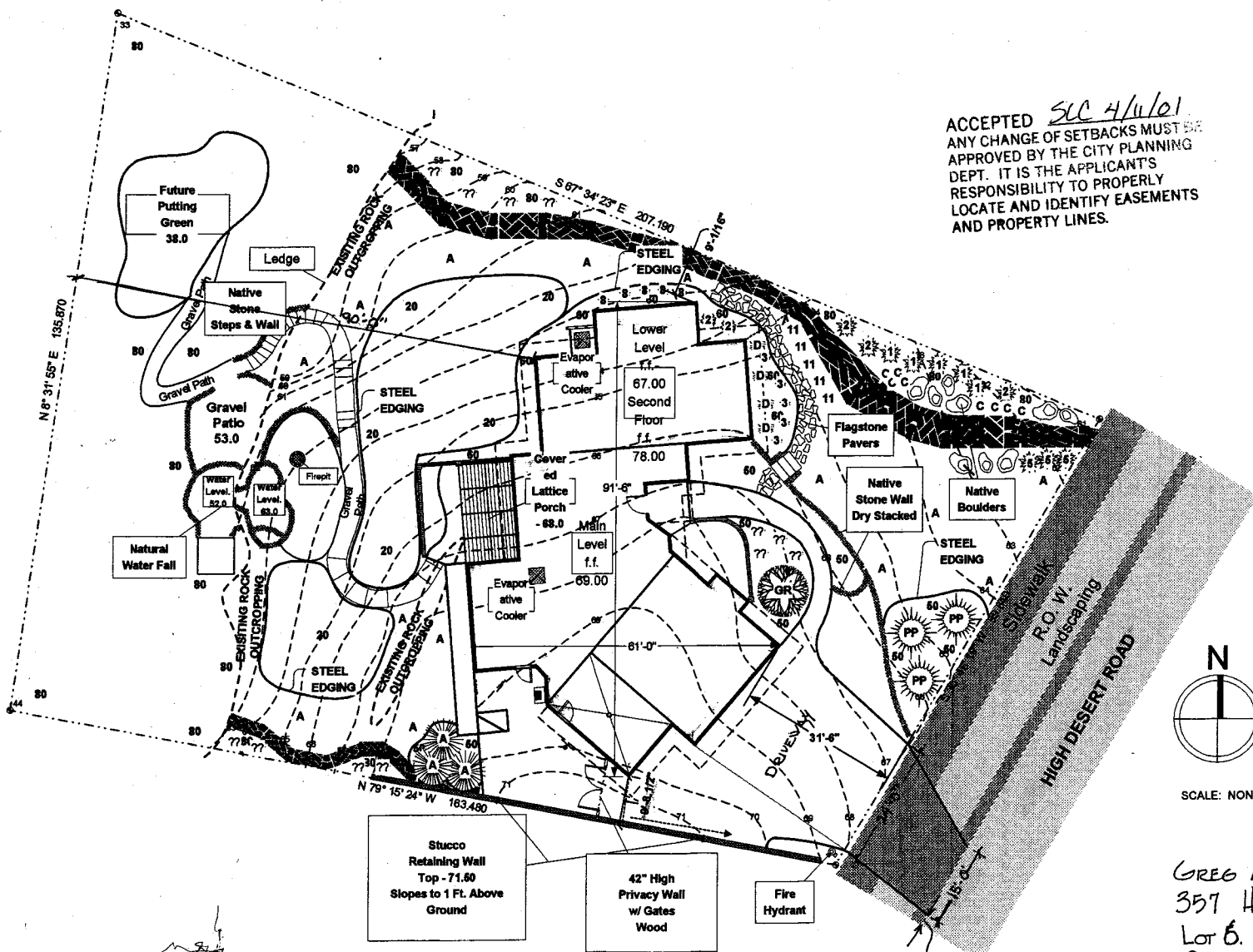
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Jody Motz Date 4/6/01
 Department Approval Justin Proietto Date 4/11/01

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>13893</u>
Utility Accounting <u>Tracy Luff</u>	Date <u>4/11/01</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)



ACCEPTED *S/C 4/14/01*
 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.



SCALE: NONE

GREG AND JODY MOTZ
 357 HIGH DESERT RD.
 LOT 6, BLOCK 5, FILING 1
 REDLANDS MESA SUBDIVISION
 GRAND JUNCTION, CO 81503

*crossed
 5?
 7/5 7/20/02*