

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

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

BLDG PERMIT NO. 80606



BLDG ADDRESS 2299 1/2 W. 2325 Ridges Blvd SQ. FT. OF PROPOSED BLDGS/ADDITION Low walls only max 6' H
 adjacent parcel
 TAX SCHEDULE NO. 2945-200-46-016 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Redlands Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER Redlands Mesa Master Assoc NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 364 West Ridges Blvd. USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970.255.7400 DESCRIPTION OF WORK & INTENDED USE Masonry / Stone fence/walls

(2) APPLICANT Norris Homes, LLC TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 5080 County Rd 154, Steamboat
Glennwood Springs Co 81601
 (2) TELEPHONE 970 256 0255

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 _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES _____ NO _____

Side _____ from PL, Rear _____ from PL Parking Req'mt _____

Maximum Height approved per plan Special Conditions Concrete wall in R.O.W
BVP-2001-100 for entry feature.
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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 Richard Kelly Date 7/5/01

Department Approval C. J. Taylor Date 7/5/01
per Pat Cecil

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Entry way of subdivision only</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>7/5/01</u>		

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