

FEE \$	16.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 81809



Your Bridge to a Better Community

BLDG ADDRESS 337 Red Ridge Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2985
 TAX SCHEDULE NO. 2945-203-01-045 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Redlands Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 2985
 FILING 2 BLK 2 LOT 17 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) OWNER Larry & Gina Nunnery USE OF EXISTING BUILDINGS TB
 (1) ADDRESS 815 27 1/4 Road DESCRIPTION OF WORK & INTENDED USE New residence
 (1) TELEPHONE 243-4200 TYPE OF HOME PROPOSED:
 (2) APPLICANT Conquest Construction Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS 518 28 Road Suite A207 _____ Manufactured Home (HUD)
 (2) TELEPHONE 243-1242 _____ Other (please specify) _____

PAID
 OCT 04 2001
 TB

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'/20' - w ridges from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 20' 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 Cheryl Burnett Date 10-2-01
 Department Approval Gaylen Henderson Date 10-4-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14295</u>
Utility Accounting <u>T. Beasley</u>	Date <u>10/4/01</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)

