

FEE \$	10 ⁰⁰
TCP \$	-
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 79480



Your Bridge to a Better Community

BLDG ADDRESS 345 West Ridges Blvd SQ. FT. OF PROPOSED BLDGS/ADDITION 3838 (garage; home)
2945-202-47-012
TAX SCHEDULE NO. Unassigned SQ. FT. OF EXISTING BLDGS n/a
SUBDIVISION Redlands mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 3838
FILING 1 BLK 5 LOT 12 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER John Cadez NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 401 Stoneridge Ct, 81503 USE OF EXISTING BUILDINGS Residence n/a
(1) TELEPHONE 970-243-0025 DESCRIPTION OF WORK & INTENDED USE New home construction
(2) APPLICANT Sun King TYPE OF HOME PROPOSED:
(2) ADDRESS PO Box 3299, GT 81502 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 970-245-9173 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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures 3570
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 20' 1st Fl. from PL Parking Req'mt 2
Maximum Height 32' Special Conditions _____
CENSUS 140' 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).

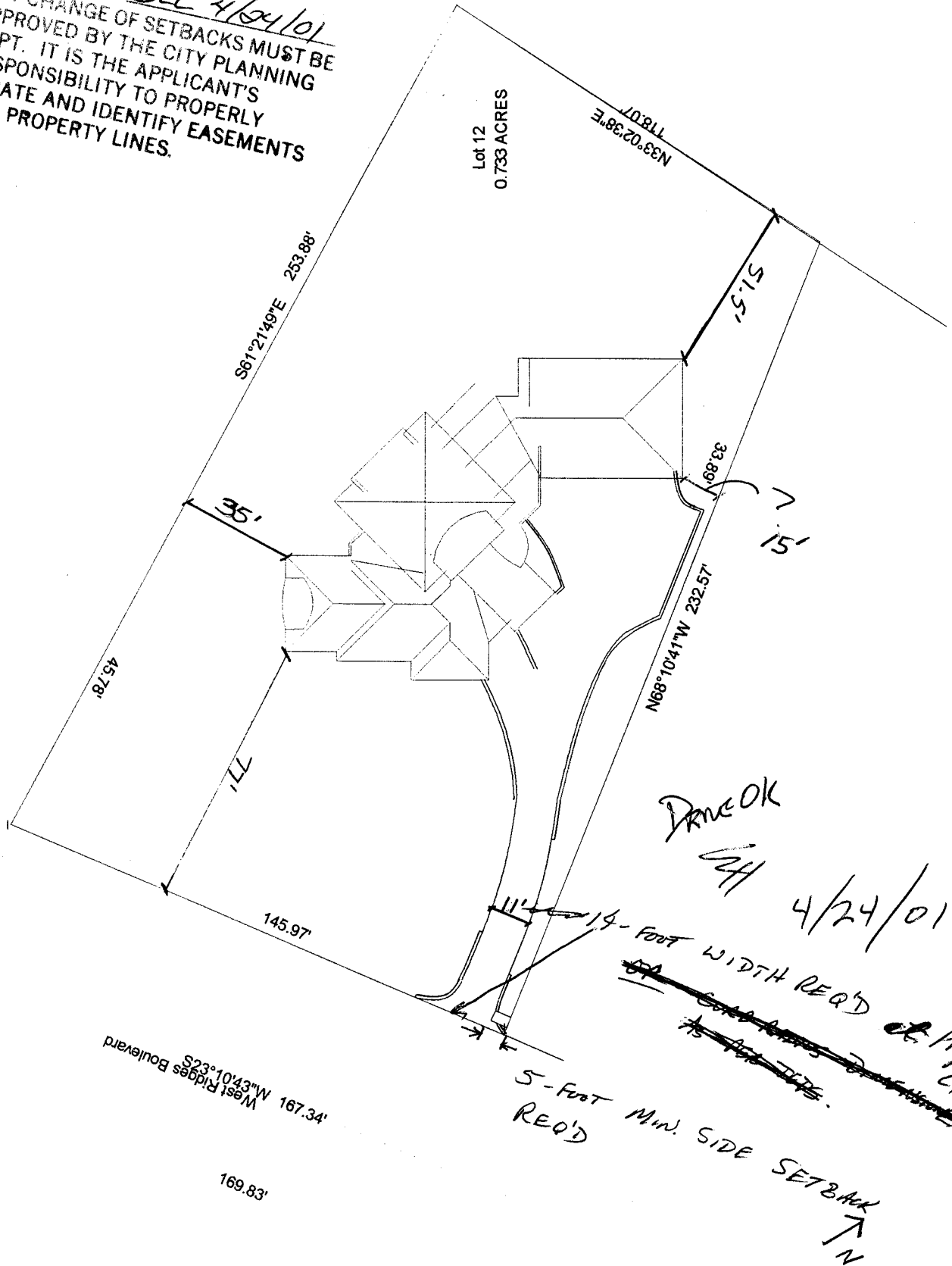
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 4-11-01
Department Approval [Signature] Date 4-24-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13932</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/24/01</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 *SLC 4/24/01*
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.



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