

FEE \$	10 ⁰⁰
TCP \$	-
SIF \$	292 ⁰⁰

COPY

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

J Cadez 1600
 BLDG PERMIT NO. 79400



Your Bridge to a Better Community

BLDG ADDRESS 345 West Bridges Blvd SQ. FT. OF PROPOSED BLDGS/ADDITION 3838 (garage home)
 TAX SCHEDULE NO. Unassigned SQ. FT. OF EXISTING BLDGS n/a
 SUBDIVISION Redlands mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 3838
 FILING 1 BLK 15 LOT 42 NO. OF DWELLING UNITS: Grand Mesa, CO, pa. 81100
 (1) OWNER John Cadez Before: 0 After: 1 this Construction
 (1) ADDRESS 401 Stoneridge Ct, 81503 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) TELEPHONE 970-243-0025 USE OF EXISTING BUILDINGS Residence n/a
 (2) APPLICANT Sun King DESCRIPTION OF WORK & INTENDED USE New home construction
 (2) ADDRESS PO Box 3299, 81502 TYPE OF HOME PROPOSED:
 (2) TELEPHONE 970-245-9173 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 3570
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or 30' from center of ROW, whichever is greater. 30' 2nd Fl.
 Side 7' from PL, Rear 20' 1st Fl. 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 [Signature] Date 4-11-01
 Department Approval [Signature] Date 4-24-01

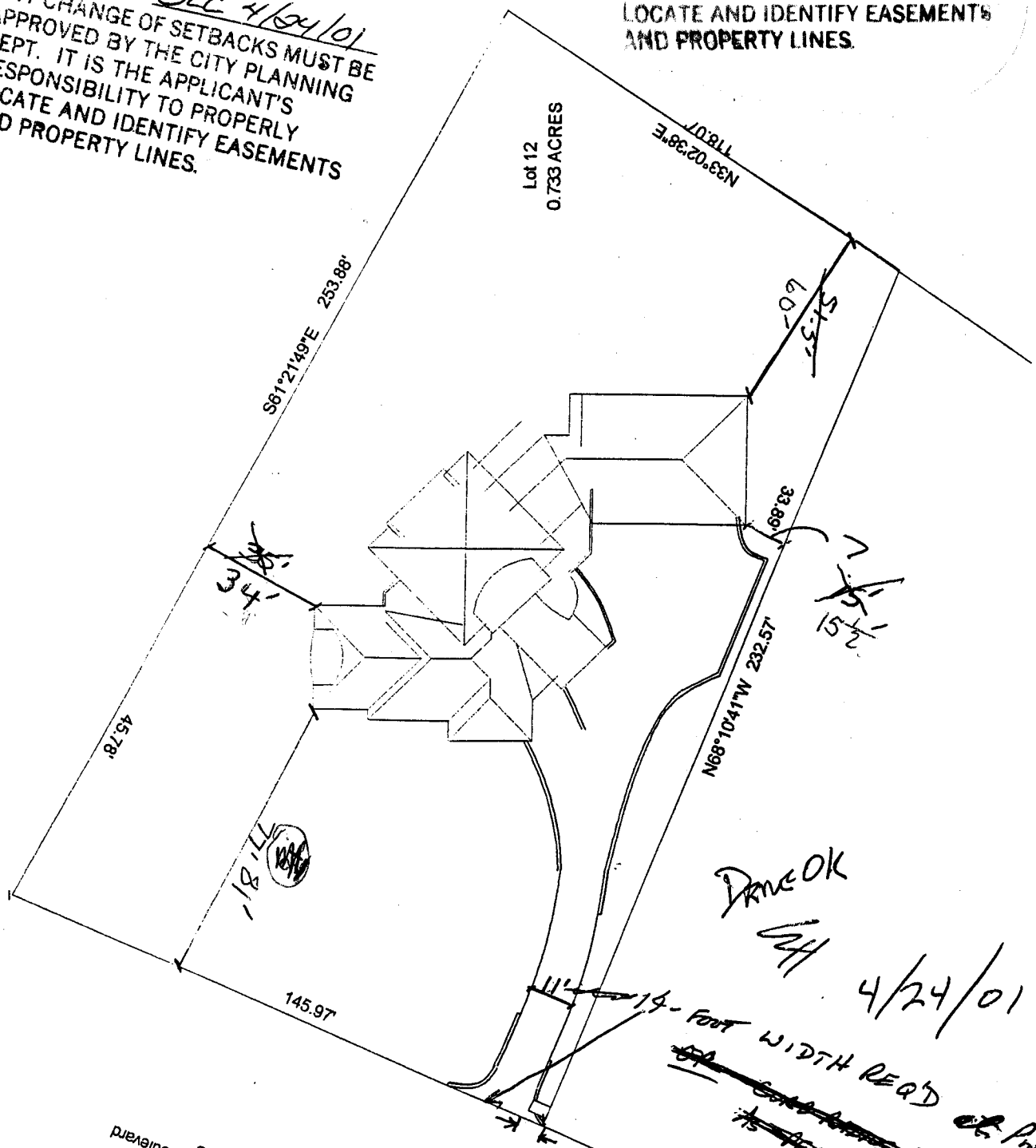
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15172</u>
Utility Accounting	<u>Utah</u>	Date	<u>4/24/01</u>

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

4-12-02

ACCEPTED *Gayle Henderson*
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.

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.



DRIVE OK

4/24/01

14-FOOT WIDTH REQ'D of Property Line

5-FOOT MIN. SIDE SETBACK REQ'D

West Ridges Boulevard
S23°10'43\"/>

169.83'