

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 80606



Your Bridge to a Better Community

BLDG ADDRESS 2299 1/2 W. 2325 Ridges Blvd SQ. FT. OF PROPOSED BLDGS/ADDITION Low walls only max 6' ht  
 adjacent parcel  
 TAX SCHEDULE NO. 2945-200-40-016 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 Association 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:  
 (2) ADDRESS 5080 County Rd 154, Steamboat \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
Glenwood Springs Co 81601 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 970 256 0255 \_\_\_\_\_ 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 \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 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. Jaye Johnson 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)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)