

FEE \$	10.00
TCP \$	0
SIF \$	292.00

# PLANNING CLEARANCE

BLDG PERMIT NO. 78989

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



Your Bridge to a Better Community

*new # will assigned @*

BLDG ADDRESS 338 SHADOW LAKE RD. SQ. FT. OF PROPOSED BLDGS/ADDITION 2858

TAX SCHEDULE NO. 2945-201-00-071 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Redlands Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 2858

FILING 1 BLK 1 LOT 38 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER C.L. WERNER, % WERNER ENTERPRISES NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 45308, OMAHA, NE 68145 USE OF EXISTING BUILDINGS none

(1) TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE new home

(2) APPLICANT Norris Homes, LLC TYPE OF HOME PROPOSED:

(2) ADDRESS 364 West Ridges Blvd.  Site Built \_\_\_\_\_ Manufactured Home (UBC)

(2) TELEPHONE 970.256.0255 *Rick* \_\_\_\_\_ 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 35%

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' 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 Richard S. Hall Date 3/26/01

Department Approval Misha Magon Date 4/5/01

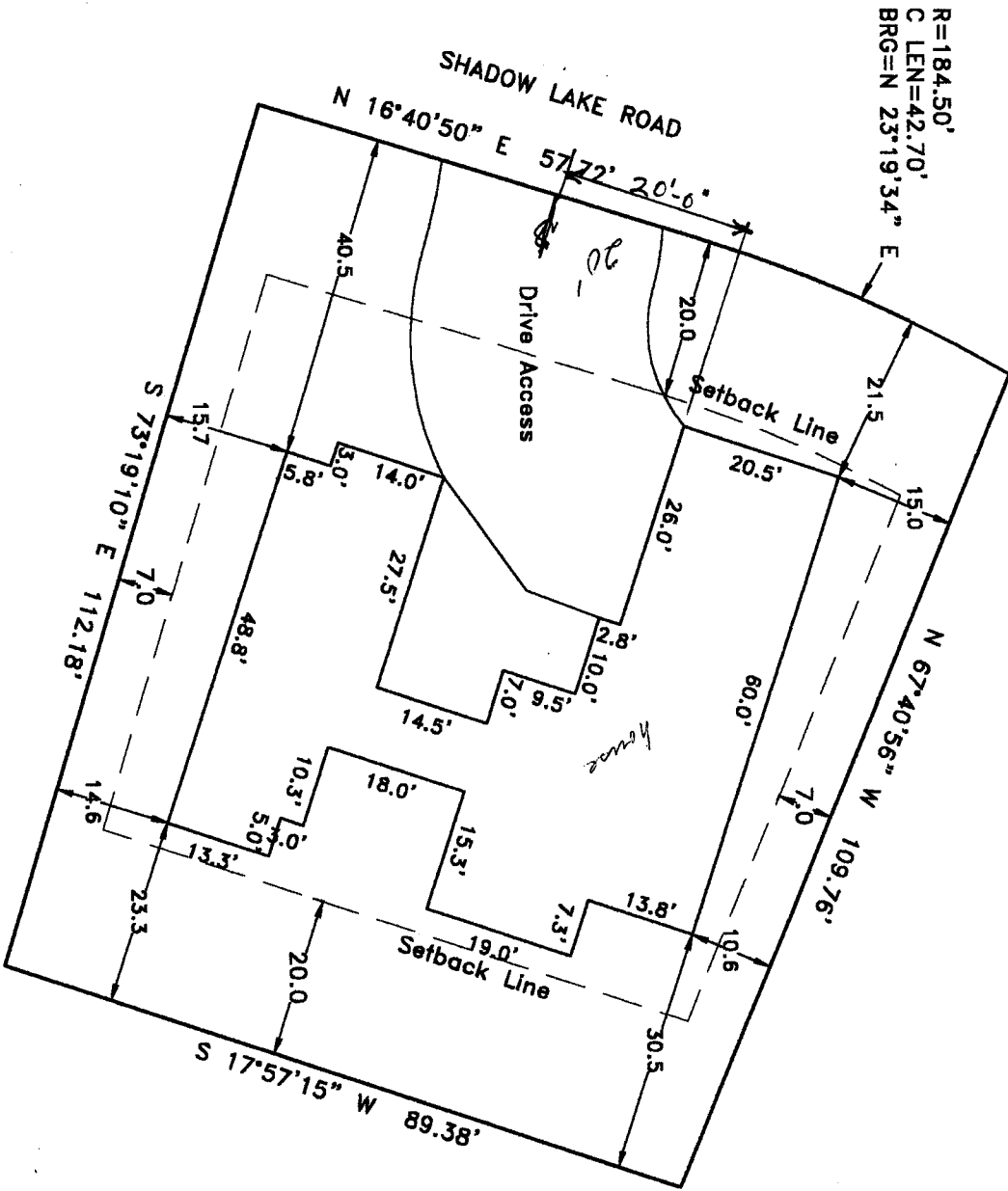
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>13860</u>
Utility Accounting	<u>1/1/01</u>	Date	<u>4/5/01</u>

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)

Call when Ready !!!

Property Description: Lot 38 BLOCK 1 REDLANDS MESA FILING 1



R=184.50'  
 C LEN=42.70'  
 BRG=N 23°19'34\" E

DRIVE OK  
 OK  
 3/27/01

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Wanda Moore*  
 4/15/01