

2

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

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

BLDG PERMIT NO. 87241



Your Bridge to a Better Community

15513

BLDG ADDRESS 405 Orassel Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 792

TAX SCHEDULE NO. 2945-163-10-002 SQ. FT. OF EXISTING BLDGS 1500 + 500

SUBDIVISION Redlands Club Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2792

FILING _____ BLK _____ LOT 13

NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER Marvin DeJong NO. OF BUILDINGS ON PARCEL
Before: 2 After: 2 this Construction

(1) ADDRESS 405 Orassel Dr. USE OF EXISTING BUILDINGS House + Shop

(1) TELEPHONE 245-7868

(2) APPLICANT DT Builders (Todd) DESCRIPTION OF WORK & INTENDED USE addition for dining room + storage

(2) ADDRESS 1726 O Rd. Santa TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

(2) TELEPHONE 858-7740

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 RSF-2 Maximum coverage of lot by structures 30%

SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater

Side 15'/3' from PL, Rear 30'/5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 Todd Date 11-22-02

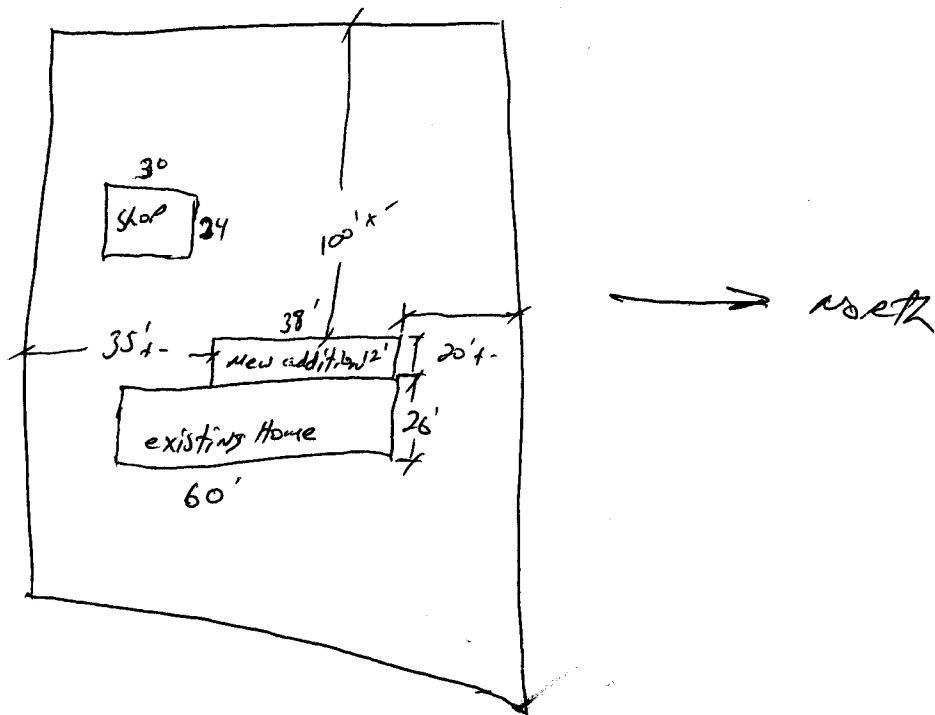
Department Approval Gayle Henderson Date 11-22-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Amendments</u>	Date	<u>11-22-02</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)

405 Dressel Dr.



11-22-02

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.