

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

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

BLDG PERMIT NO. 43571



Living GARAGE

BLDG ADDRESS 340 HIGH DESERT ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 3214 1044

TAX SCHEDULE NO. 2945-202-46-006 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION REDLANDS MESA TOTAL SQ. FT. OF EXISTING & PROPOSED ~~3214~~ 4250

FILING 1 BLK 6 LOT 6 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER TOM & WENDY UTTKE NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS 2550 JANECE DR USE OF EXISTING BUILDINGS —

(1) TELEPHONE 245-0056 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE

(2) APPLICANT STEVE JOSEPHS TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) MAR 11 2002

(2) ADDRESS 2465 E. PIAZZA CT.

(2) TELEPHONE 243-8190

**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 X NO —  
or — from center of ROW, whichever is greater

Side — from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions —

CENSUS 1401 TRAFFIC 96 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 [Signature] Date 3-5-02

Department Approval [Signature] Date 3/11/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14646</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/11/02</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)

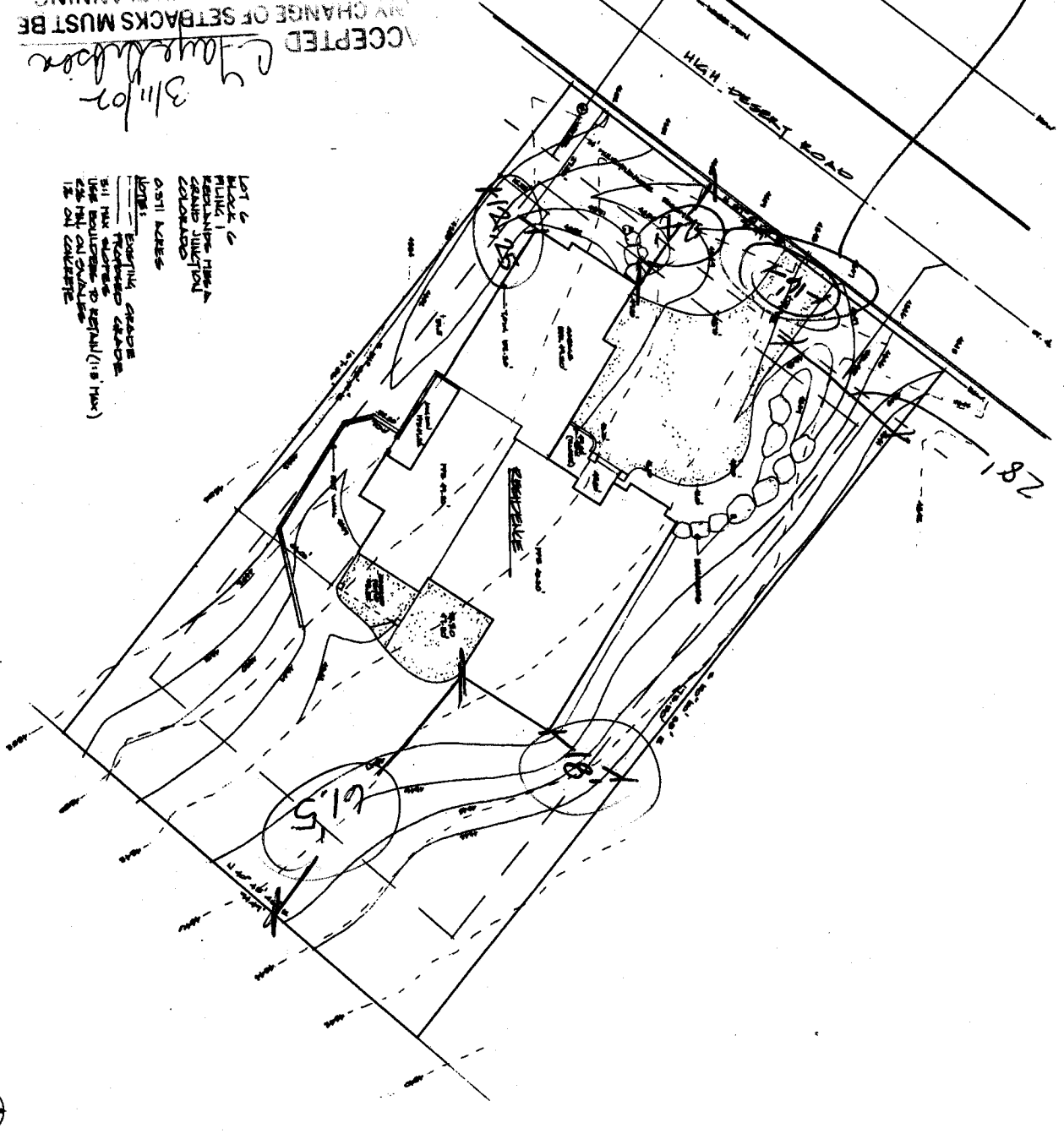
Drive Dr  
3/11/02

ACCEPTED  
BY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANTS  
RESPECTIVE TO PROPERTY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

*Chloe Johnson*  
3/11/02

Lot 6  
Block 2  
Public  
Resubdivide  
Grant  
County  
Colorado  
0.211 Acres  
Existing  
Proposed  
Bill has  
The  
The  
12 ON  
CONCRETE

S I T E  
P L A N



DATE	3/11/02
BY	[Signature]
CHECKED	[Signature]
APP'D	[Signature]
SCALE	1" = 5'-0"
PROJECT	2005/07/08
LOT	6
BLOCK	2
SECTION	1
SHEET	1

**MADISON CONSTRUCTION & DEVELOPMENT, INC.**  
 Custom Home Builder  
 (970) 243-8190

**UTTKE RESIDENCE**  
 1200 HIGH DESERT ROAD, GRAND JUNCTION, COLORADO