

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

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

BLDG PERMIT NO. 86927



Your Bridge to a Better Community

BLDG ADDRESS 363 High Desert SQ. FT. OF PROPOSED BLDGS/ADDITION 6473
TAX SCHEDULE NO. 2945-202-47-003 SQ. FT. OF EXISTING BLDGS - 0 -
SUBDIVISION Redlands Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 6473
FILING 1 BLK 5 LOT 3 NO. OF DWELLING UNITS:
Before: - 0 - After: 1 this Construction
(1) OWNER Garnie + Debbie Hamilton NO. OF BUILDINGS ON PARCEL
Before: - 0 - After: 1 this Construction
(1) ADDRESS 304 Pikes Peak Dr. USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE 241-1726 DESCRIPTION OF WORK & INTENDED USE Home
(2) APPLICANT Sunking Management Corp. TYPE OF HOME PROPOSED:
(2) ADDRESS 1048 Independent Ave. Suite 2-111 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 245-9173 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 X NO _____
or _____ from center of ROW, whichever is greater
Side 7' from PL, Rear 30' from PL Parking Req'mt 2
Maximum Height 32' Special Conditions _____
CENSUS 1401 TRAFFIC 90 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 10-22-02
Department Approval [Signature] Date 10-23-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15414</u>
Utility Accounting	<u>[Signature]</u>		Date <u>10/23/02</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)

REVISIONS	

AutoDRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-8782



HAMILTON RESIDENCE SITE PLAN
 LOT 3 BLOCK 5 REDLANDS MESA SUBD.

DRAWN BY
 AUTODRAFT
 11/10/02
 CAD FILE
 DRP
 9-1-02
 SCALE
 1" = 10'
 SHEET
SITE PLAN

OK
 OK
 10/23/02

**REDLANDS MESA FILLING 1
 LOT 3
 BLOCK 5**

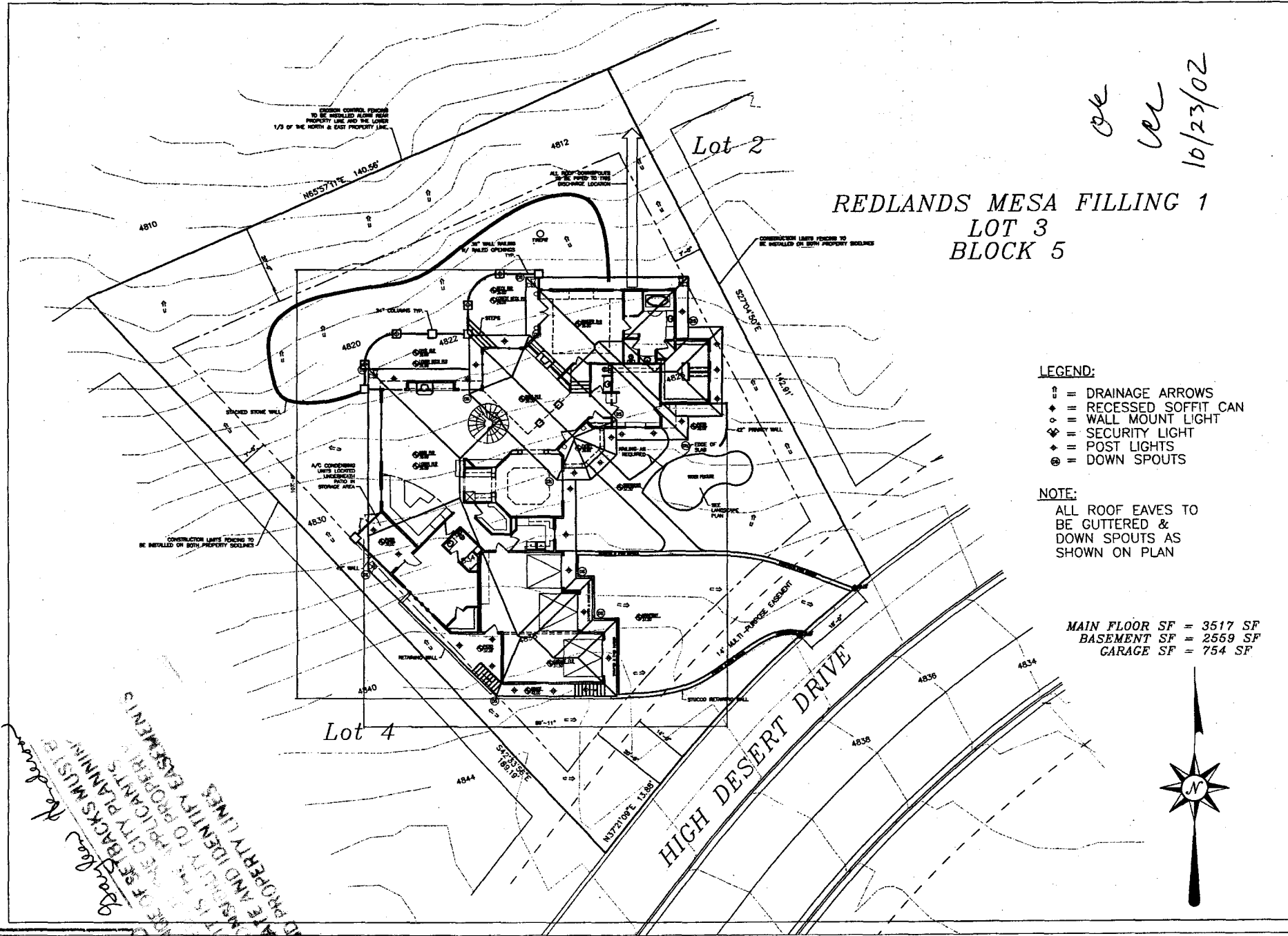
LEGEND:

- ↑ = DRAINAGE ARROWS
- ◆ = RECESSED SOFFIT CAN
- ◇ = WALL MOUNT LIGHT
- ⬠ = SECURITY LIGHT
- ◆ = POST LIGHTS
- ⊙ = DOWN SPOUTS

NOTE:

ALL ROOF EAVES TO BE GUTTERED & DOWN SPOUTS AS SHOWN ON PLAN

MAIN FLOOR SF = 3517 SF
 BASEMENT SF = 2569 SF
 GARAGE SF = 754 SF



EROSION CONTROL FENCING TO BE INSTALLED ALONG ROAD PROPERTY LINE AND THE LOWER 1/3 OF THE NORTH & EAST PROPERTY LINE.

ALL DOWNSPOUTS TO BE INSTALLED AT THE DISCHARGE LOCATION

CONSTRUCTION LIMITS FENCING TO BE INSTALLED ON BOTH PROPERTY BOUNDARIES

CONSTRUCTION LIMITS FENCING TO BE INSTALLED ON BOTH PROPERTY BOUNDARIES

10-23-02
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE POLICANTS RESPONSIBILITY TO PROVIDE ALL INFORMATION AND IDENTIFY EASEMENTS, LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.