

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

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

BLDG PERMIT NO. 83702




Your Bridge to a Better Community

BLDG ADDRESS 337 Iron Horse Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2671
2945-201-00-074 parent parcel
 TAX SCHEDULE NO. Not available SQ. FT. OF EXISTING BLDGS -0-
 SUBDIVISION Redlands Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 2671
 FILING 3 BLK 2 LOT 13 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Iron Horse Ct, LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2818 1/2 North Ave USE OF EXISTING BUILDINGS vacant land
 (1) TELEPHONE (970) 241-5457 DESCRIPTION OF WORK & INTENDED USE Single family Res.
 (2) APPLICANT Constructor West Inc TYPE OF HOME PROPOSED:
 (2) ADDRESS 2818 1/2 North Ave Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) Other (please specify) _____
 (2) TELEPHONE (970) 241-5457

DATE
APR 04 2002
 TB

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 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).

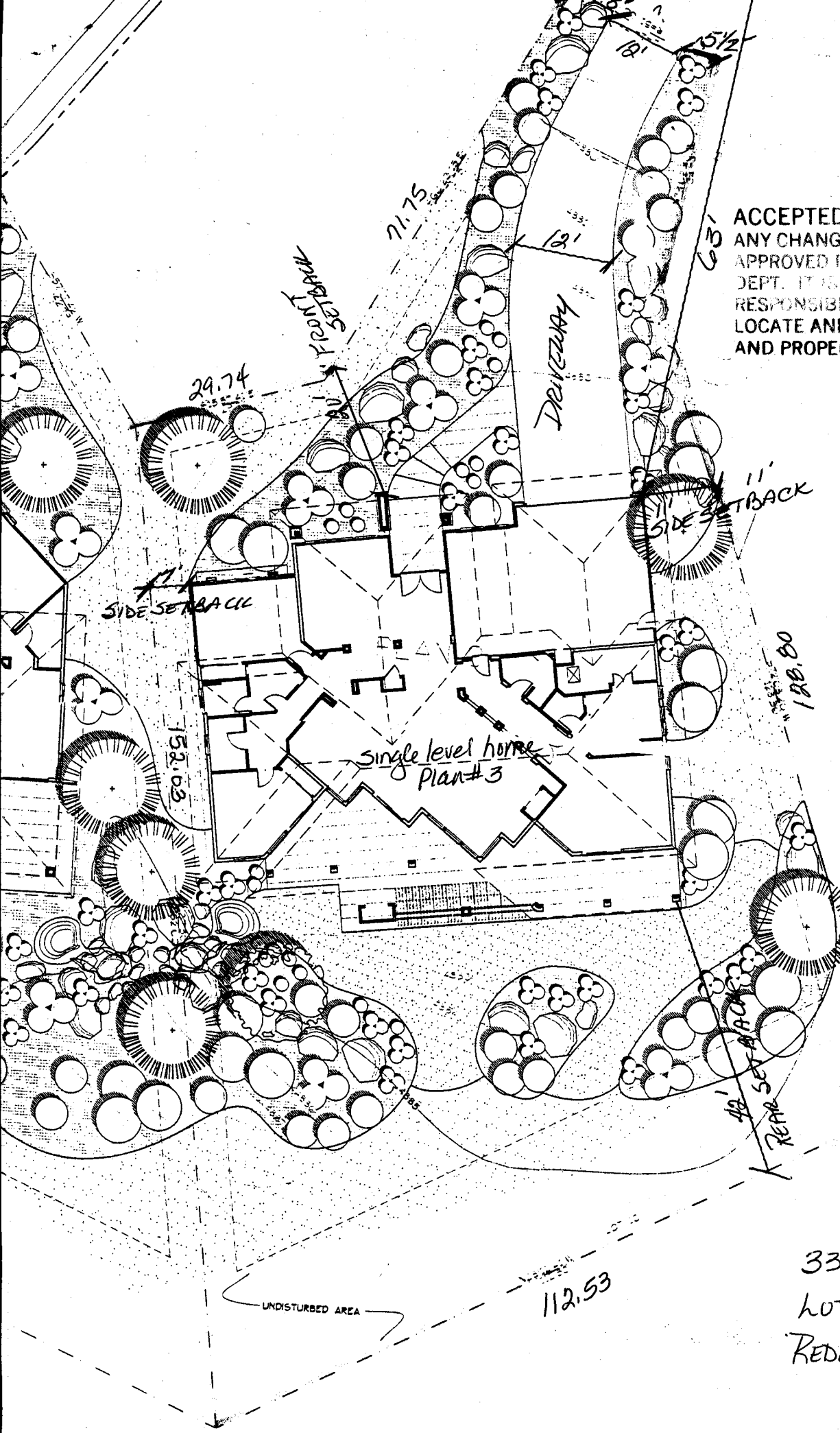
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Cindy Kelly Date 3/20/02
 Department Approval C. Taylor Nelson Date 4/4/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14725</u>
Utility Accounting	<u>T. Bensley</u>	Date	<u>4/4/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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



4/4/02
 ACCEPTED C. Faye Gibson
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY FASEMENTS AND PROPERTY LINES.

DRIVE OK
 DMF
 4/4/02

337 IRON HORSE CT.
 LOT 13, BLOCK 2
 REDLANDS MESA #3