

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

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

BLDG PERMIT NO. 83704



Your Bridge to a Better Community

BLDG ADDRESS 341 Iron Horse Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2424
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 2424
FILING 3 BLK 2 LOT 15 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Iron Horse Co, 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
(2) APPLICANT Constructors West, Inc PAID Res.
(2) ADDRESS 2818 1/2 North Ave TYPE OF HOME PROPOSED:
(2) TELEPHONE (970) 241-5457 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) APR 04 2002
 Other (please specify) 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 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).

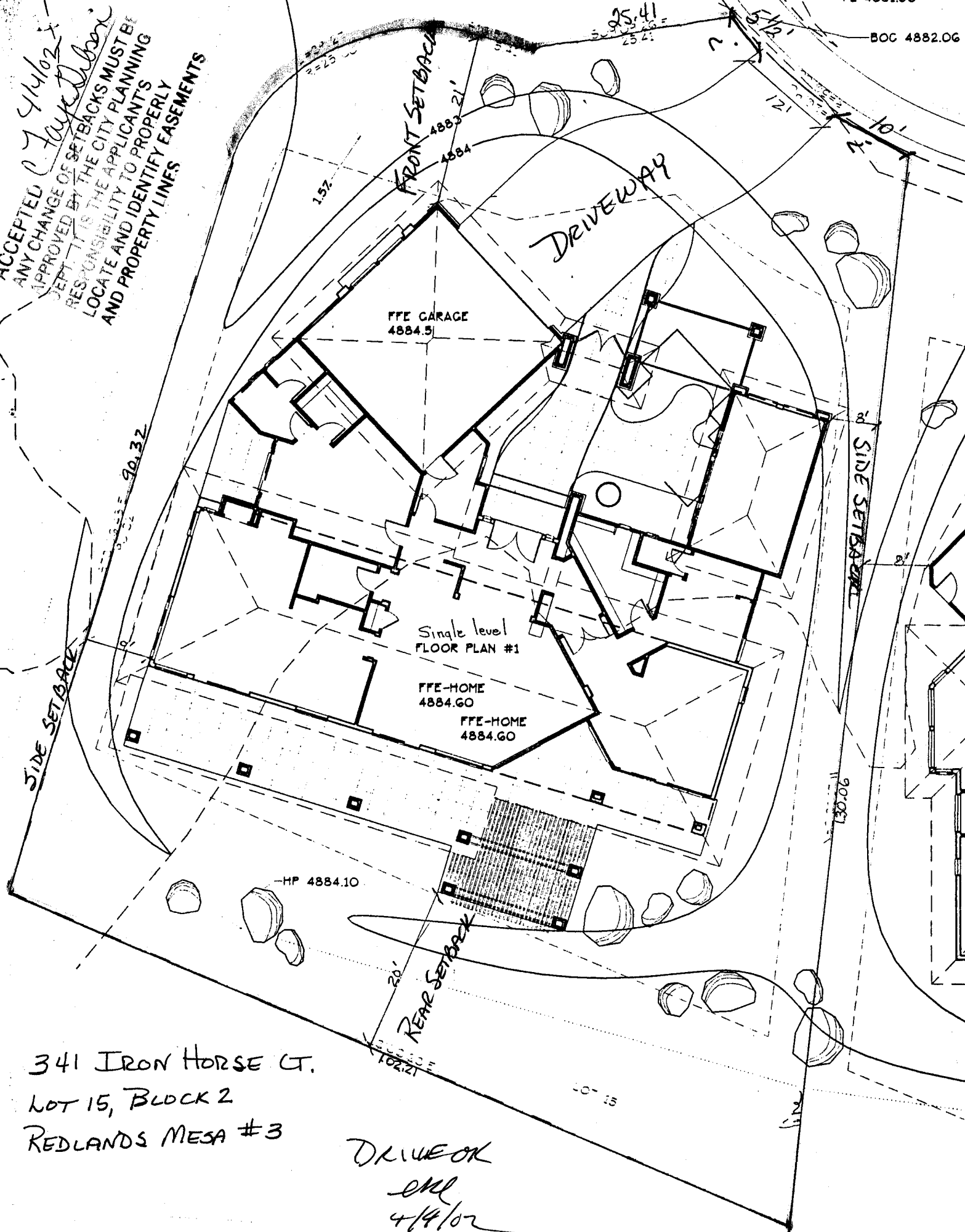
Applicant Signature Cindy Kelly Date 3/20/02
Department Approval C. Joyce Wilson Date 4/14/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14726</u>
Utility Accounting	<u>C. Benseley</u>	Date	<u>4/14/02</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)

ACCEPTED C 7/4/02
ANY CHANGE OF
APPROVED BY
DEPT. 77 IS THE
RESPONSIBILITY TO
LOCATE AND IDENTIFY
AND PROPERTY LINES



341 IRON HORSE CT.
LOT 15, BLOCK 2
REDLANDS MESA #3

DRIVEWAY
OK
4/4/02