

FEE \$	10.00
TCP \$	None
SIF \$	292.00

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

BLDG PERMIT NO. 87205



Your Bridge to a Better Community

BLDG ADDRESS 319 Red River Court SQ. FT. OF PROPOSED BLDGS/ADDITION 3108

TAX SCHEDULE NO. 2945-194-49-012 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Redlands Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 3108

FILING No 2 BLK 2 LOT 12 NO. OF DWELLING UNITS:

(1) OWNER James MacLEAN Before: 0 After: 1 this Construction

(1) ADDRESS 2492 Sage Run Court NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 241-0774 Before: 0 After: 1 this Construction

(2) APPLICANT Fenske Construction USE OF EXISTING BUILDINGS Residential

(2) ADDRESS 6600 KANNAH Creek DESCRIPTION OF WORK & INTENDED USE Single Family Home

(2) TELEPHONE 242-7765 TYPE OF HOME PROPOSED:

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 Parking Req'mt 2

Side 15' from PL, Rear 20' from PL Special Conditions Engineered Foundations Req'd

Maximum Height 32' 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

Department Approval [Signature] Date 12/10/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>5556</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/10/02</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)

88

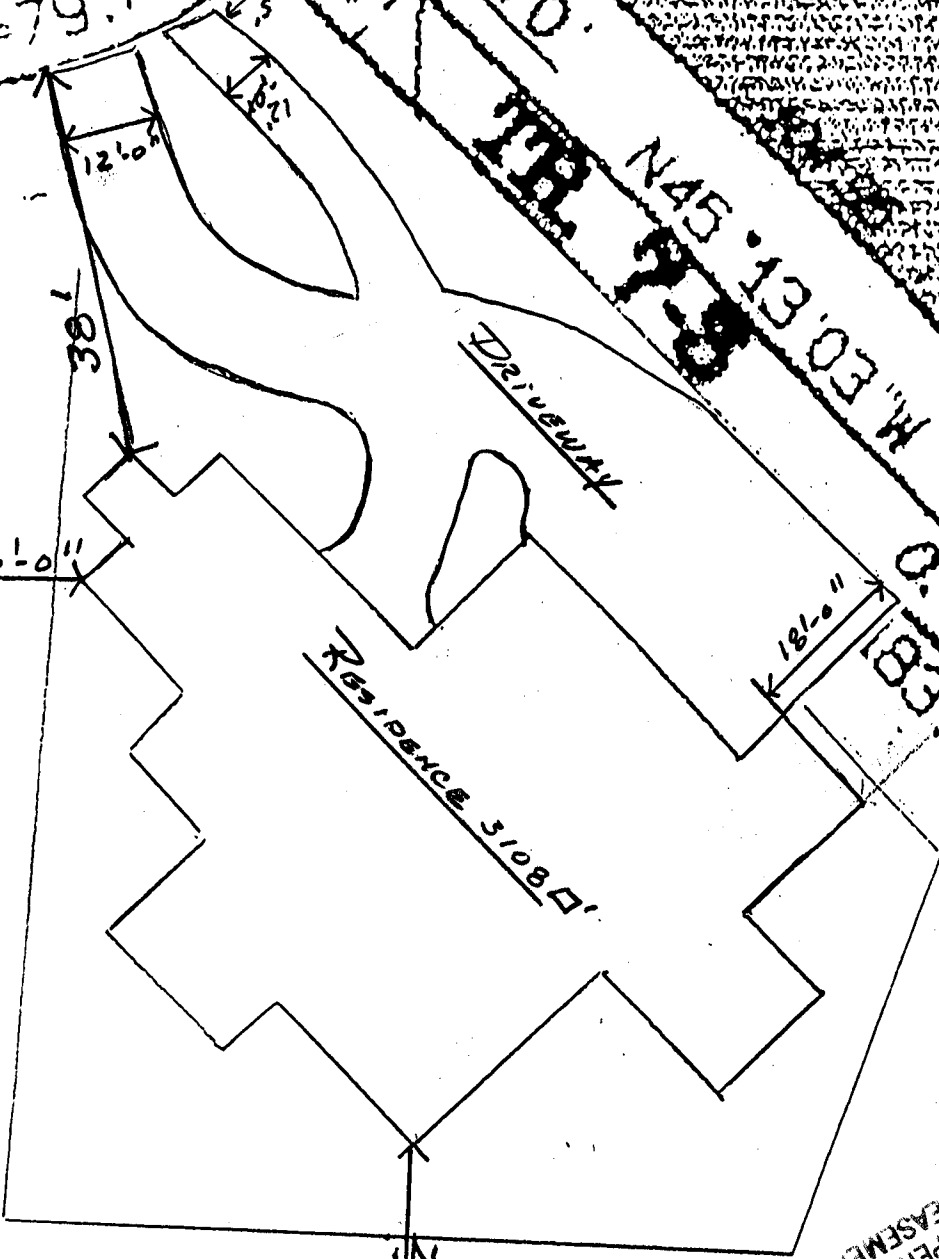
Delta = 232.415
L = 79.75

70/10/1
70
70

LOT 13

322

N 35° 38' E
146.07



ACCEPTED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY LINES AND PROPERTY LINES.

Wagner

N 88° 38' 52" W

A = 88.08'

Delta = 8° 54' 41"

L = 190.00'

151.85'

81.52'

N 88° 18' 59" W

73.34'

C40