

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

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

BLDG PERMIT NO. 84723



Your Bridge to a Better Community

BLDG ADDRESS 329 Red Ridge Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 4,381 Sq Ft.  
 TAX SCHEDULE NO. 2945-194-49-007 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Redlands Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING 2 BLK 2 LOT 7 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Mesa Custom Homes LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 0 this Construction  
 (1) ADDRESS 1115 S. 12<sup>th</sup> St., GJ. USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE (970)243-1242 DESCRIPTION OF WORK & INTENDED USE Single Family Home  
 (2) APPLICANT Conquest Construction TYPE OF HOME PROPOSED:  
 (2) ADDRESS 1115 S. 12<sup>th</sup> St., GJ.  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 (2) TELEPHONE (970)243-1242  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  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL, Rear 28' 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).

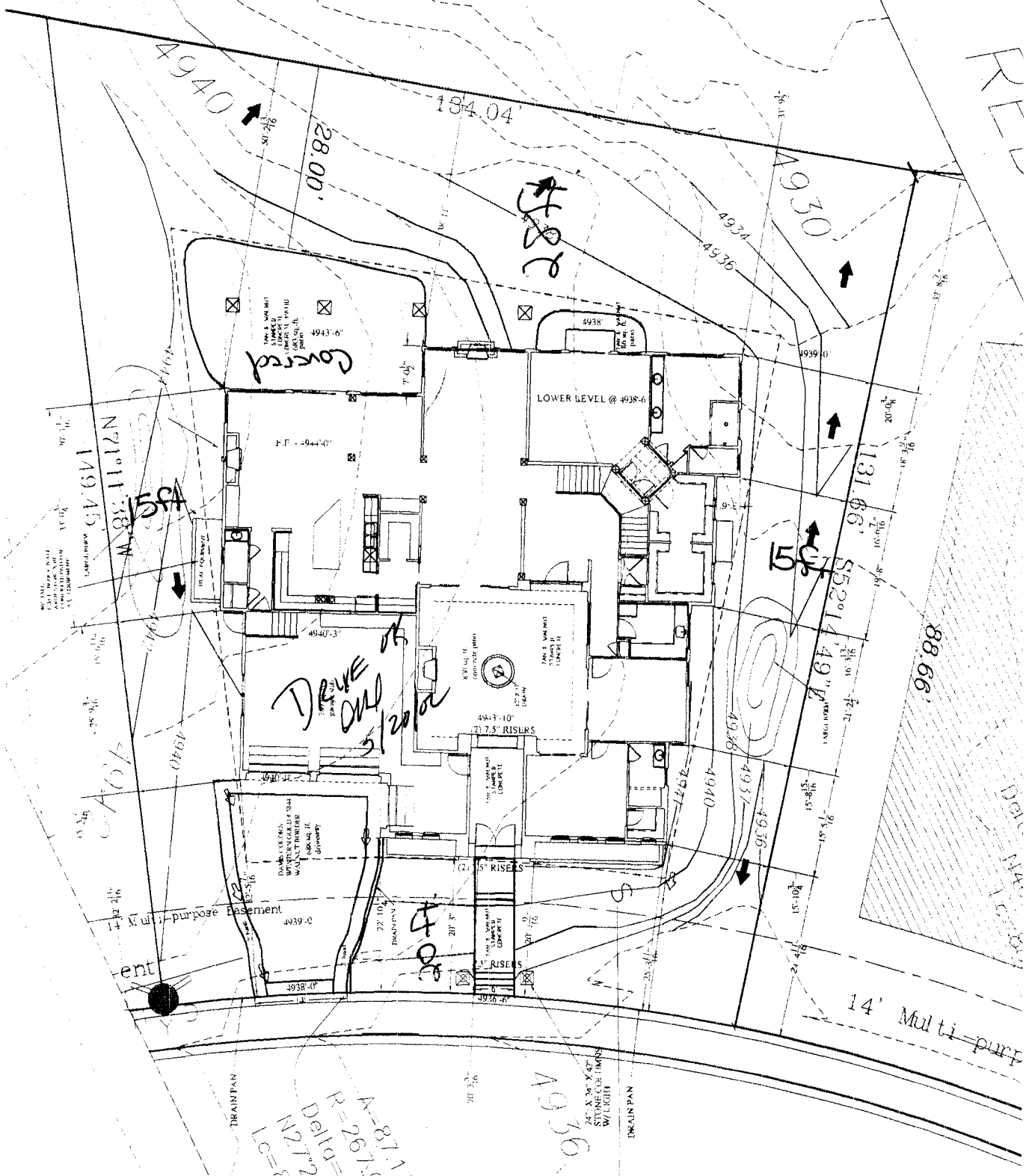
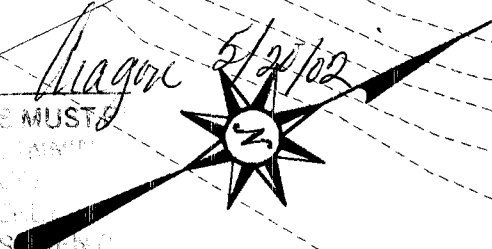
Applicant Signature [Signature] Date 05/17/02  
 Department Approval [Signature] Date 5/20/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14931</u>
Utility Accounting <u>570102 Tibensley</u>	Date <u>5/20/02</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)

ACCEPTED ANY CHANGE TO THESE PLANS MUST BE APPROVED BY THE ENGINEER  
LOCATE AND IDENTIFY ALL EXISTING UTILITIES AND ADJUST THEREAS

*Alister Diagon 5/20/02*



*55 ft*  
N 71° 11' 38" W  
149.45'

*Covered*

*50 ft*

*50 ft*

*DRIVE OLD*  
*5/20/02*

14' Multi-purp

*A=87.7*  
*R=26.7*  
*Delta=2*  
*N 27.1° E*  
*Lc=3*

*4936*

REVIEW

88.66'

DRAIN PAN