

241-5457

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

2351 W Ridgew Blvd  
Block 9 Redlands

BLDG ADDRESS MESA FILING #1 SQ. FT. OF PROPOSED BLDGS/ADDITION 288

TAX SCHEDULE NO. 2945-201-18-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION REDLANDS MESA TOTAL SQ. FT. OF EXISTING & PROPOSED 288

FILING 1 BLK 9 LOT \_\_\_\_\_ NO. OF DWELLING UNITS:

(1) OWNER REDLANDS MESA LLC Before: 0 After: 0 this Construction

(1) ADDRESS \_\_\_\_\_ NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE \_\_\_\_\_ Before: 0 After: 1 this Construction

(2) APPLICANT Constructors West USE OF EXISTING BUILDINGS Pump House

(2) ADDRESS 2818 1/2 NORTH AVE DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

(2) TELEPHONE 241-5457 TYPE OF HOME PROPOSED:

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify) Construct Pump House  
DRY BLDG NO SWR CONNECTION

**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 1 from PL, Rear 30' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 7-18-01

Department Approval C. Faye Nelson Date 8/30/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A</u>
Utility Accounting	Date <u>8/20/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

# REDLANDS MESA PUMPHOUSE

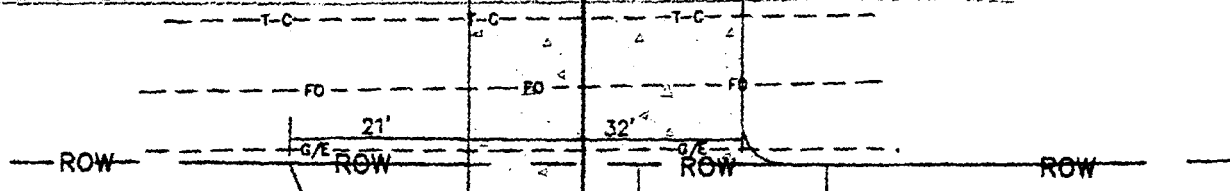
SCALE: 1"=20'  
REVISED: 7/23/02



ACCEPTED *C. Faye Gibson* 8/30/02  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

EXISTING UTE WATERLINE

WEST RIDGES  
BOULEVARD



DRIVE OK  
SK 8/26/02

*318.7*

*852.67*

*879'*

*900'*

*314'*