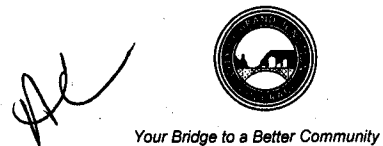


FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 83081



BLDG ADDRESS 315 Shadow Lake Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 4185/1078

TAX SCHEDULE NO. 2945-203-01-04 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Redlands Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 5263

FILING 1 BLK 1 LOT 14

NO. OF DWELLING UNITS:
Before: _____ After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
Before: _____ After: 1 this Construction

(1) OWNER LEE + KAG Ambrose

(1) ADDRESS 3632 G 4/0 Palisade

(1) TELEPHONE 404-7909

(2) APPLICANT Thomasville Builders

(2) ADDRESS 2038 Wrangler Way

(2) TELEPHONE 242-5402

USE OF EXISTING BUILDINGS _____

DESCRIPTION OF WORK & INTENDED USE NEW Residence

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ 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 3590

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 _____ Date 1-9-02

Department Approval Gayleen Henderson Date 1-29-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14539</u>
Utility Accounting	<u>Kate Elstern</u>	Date	<u>1/30/02</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 *Wendy Spurr* 1/30/02
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
ABILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

