

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

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

BLDG PERMIT NO. 82940



Your Bridge to a Better Community

BLDG ADDRESS 318 Shadow Lake Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2655
 TAX SCHEDULE NO. 2945-209-01-018 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Redlands Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 1 BLK 1 LOT 18 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Dennis + Kathy Mitchell NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS _____ USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 242-3265 DESCRIPTION OF WORK & INTENDED USE new Single Family Res.
 (2) APPLICANT Chris Kendrick Const. TYPE OF HOME PROPOSED:
 (2) ADDRESS 231 W. Fallen Rock Rd Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 245-8987 _____ 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 30' 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 2-4-2002
 Department Approva CFB Gayle Henderson Date 2-4-2002

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>14555</u>
Utility Accounting	<u>Debi Deholt</u>	Date	<u>2/4/01</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)

RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
DIMENSIONS PRIOR TO CONSTRUCTION.

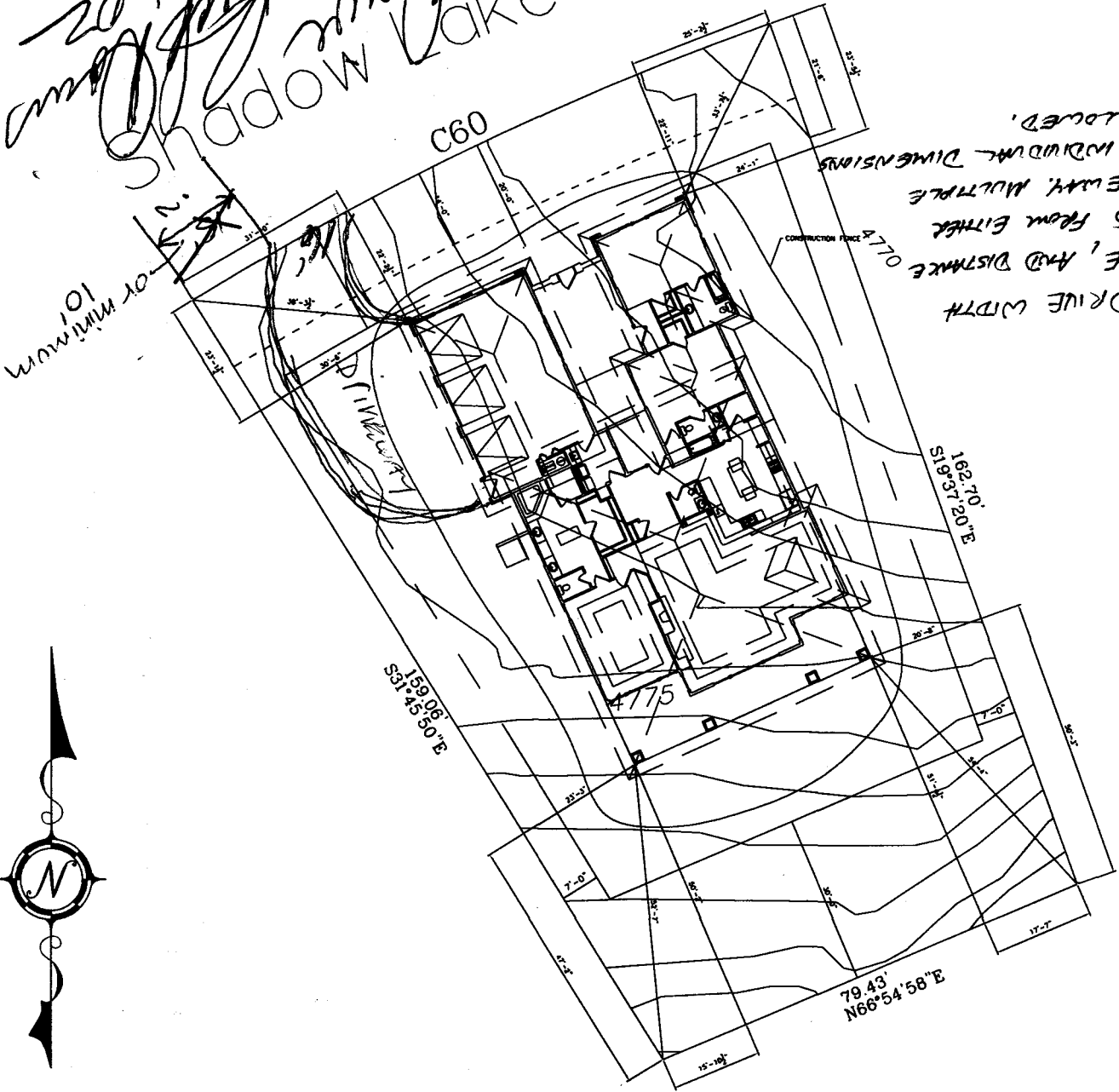
REDLANDS MESA

LOT 18 TOPO
0.359 ACRES

*20-4-02
OK
Shadow Lake Court*

*OR MINIMUM
10'*

*DIMENSION DRIVE WITH
STREET EDGE, AND DISTANCE
TO LOT EDGES FROM EITHER
SIDE OF DRIVEWAY. MULTIPLE
VALUES FOR INDIVIDUAL DIMENSIONS
ARE NOT ALLOWED.*



2-4-02
Gayle Anderson
ACCEPTED
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.