


FEE \$ <u>10<sup>00</sup></u>
TCP \$ <u>0</u>
SIF \$ <u>292<sup>00</sup></u>

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

BLDG PERMIT NO. 84787  
84941  
  
 Your Bridge to a Better Community

BLDG ADDRESS 328 Shadow Lake Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 3250  
 TAX SCHEDULE NO. 2945-204-01-033 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Redlands Mass TOTAL SQ. FT. OF EXISTING & PROPOSED 3250  
 FILING 1 BLK 1 LOT 33 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Castle Rock Coast NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS Box 1533 USE OF EXISTING BUILDINGS Residence  
 (1) TELEPHONE 234-2400 DESCRIPTION OF WORK & INTENDED USE Home  
 (2) APPLICANT Same TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_  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 PR 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 2  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 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 Robert Melot Date May 22, 02  
 Department Approval C. Faye Gibson Date 5/28/02

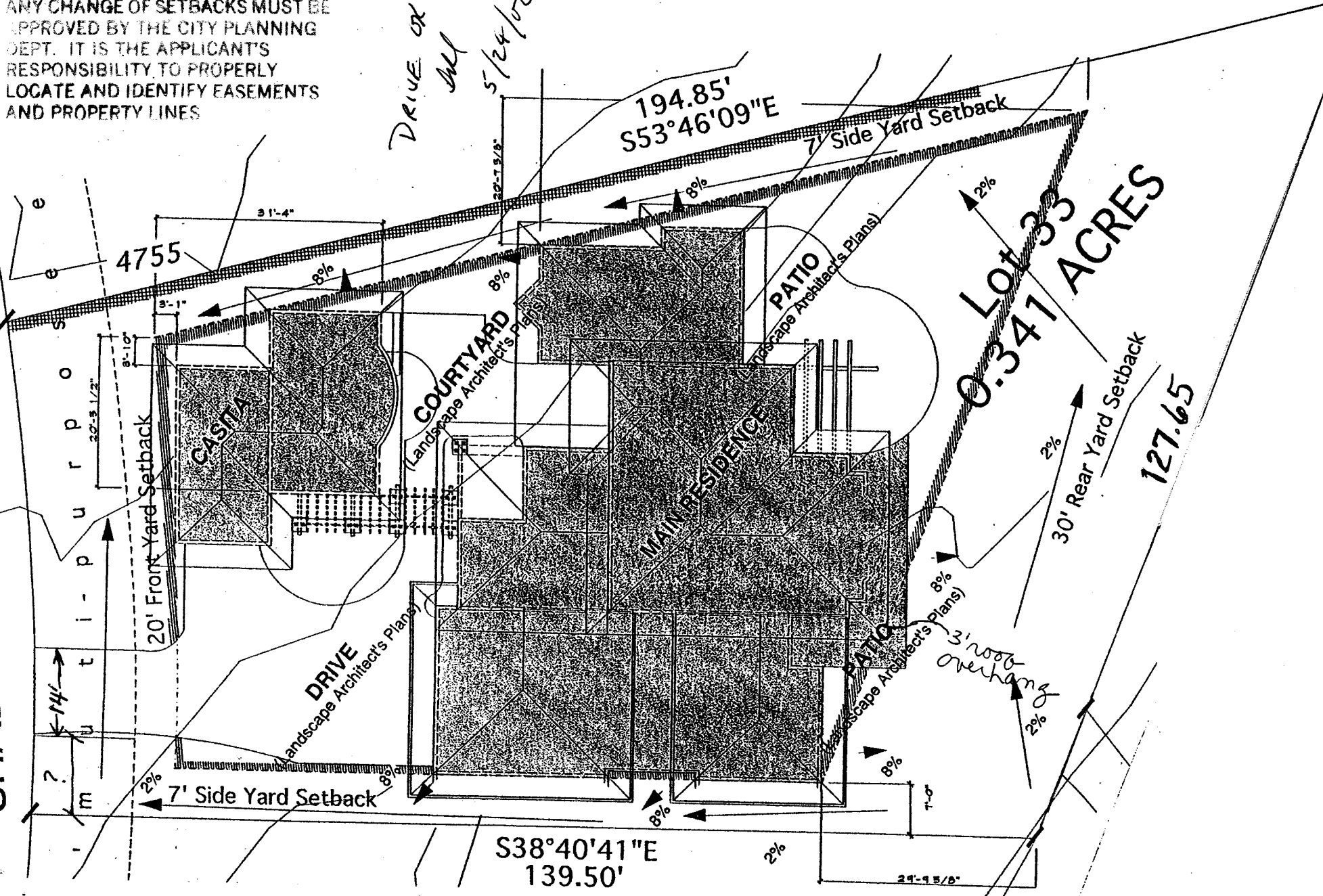
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14963</u>
Utility Accounting <u>f. Bensley</u>	Date <u>5/28/02</u>	

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 *5/28/02*  
*C. Lave Gibson*  
 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

SHADOW LAKE DRIVE

*DRIVE OR*  
*5/24/02*



Lot 33  
 0.347 ACRES

S38°40'41"E  
 139.50'

127.65

4755

20' Front Yard Setback

7' Side Yard Setback

7' Side Yard Setback

30' Rear Yard Setback

CASA

COURTYARD

MAIN RESIDENCE

PATIO

PATIO

*3' note overhang*

u r p o s  
 u t i p p  
 ?  
 m

30'-3 1/2"  
 8'-10"  
 9'-1"

31'-4"

14'

2%

8%

2%

8%

8%

8%

8%

20'-1 5/8"

8%

8%

Landscape Architect's Plans

Landscape Architect's Plans

Landscape Architect's Plans

Landscape Architect's Plans

20'-1 5/8"

8%

8%

194.85'  
 S53°46'09"E

8%

8%

2%

8%

21'-1 5/8"

8%

8%

2%

2%

2%

2%

2%