

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

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

BLDG PERMIT NO. 85055



Your Bridge to a Better Community

BLDG ADDRESS 336 SHADOW LAKE RD SQ. FT. OF PROPOSED BLDGS/ADDITION 2340
 TAX SCHEDULE NO. 2945-204-01-037 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION REDLANDS MESA TOTAL SQ. FT. OF EXISTING & PROPOSED 2340
 FILING 1 BLK 1 LOT 37 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER CASTLE ROCK CONST 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-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 7' from PL, Rear 20' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 1401 TRAFFIC 96 ANNX# _____

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 Helot Date 7-24-01
 Department Approval RB Y. Hsu Date 7/29/02

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15123</u>
Utility Accounting <u>Marshall</u>	Date <u>7/29/02</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)

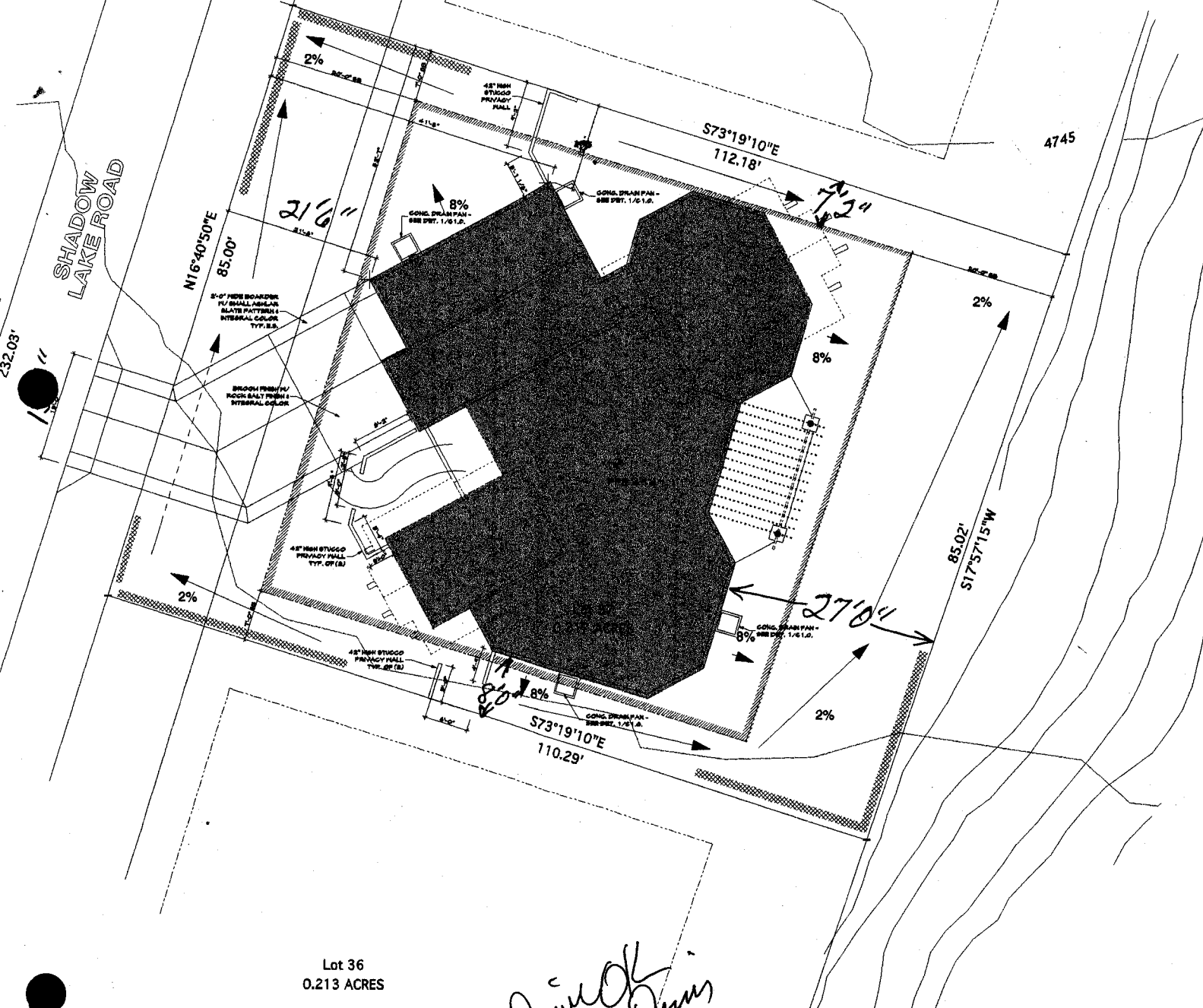
ACCEPTED *Alister Morgan* 7/29/02
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Lot 38
 0.245 ACRES

SHADOW LAKE ROAD

232.03'

4745



Lot 36
 0.213 ACRES

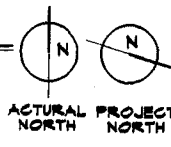
*David
 Paul Davis
 7-25-02*

G 1 - LOT 37

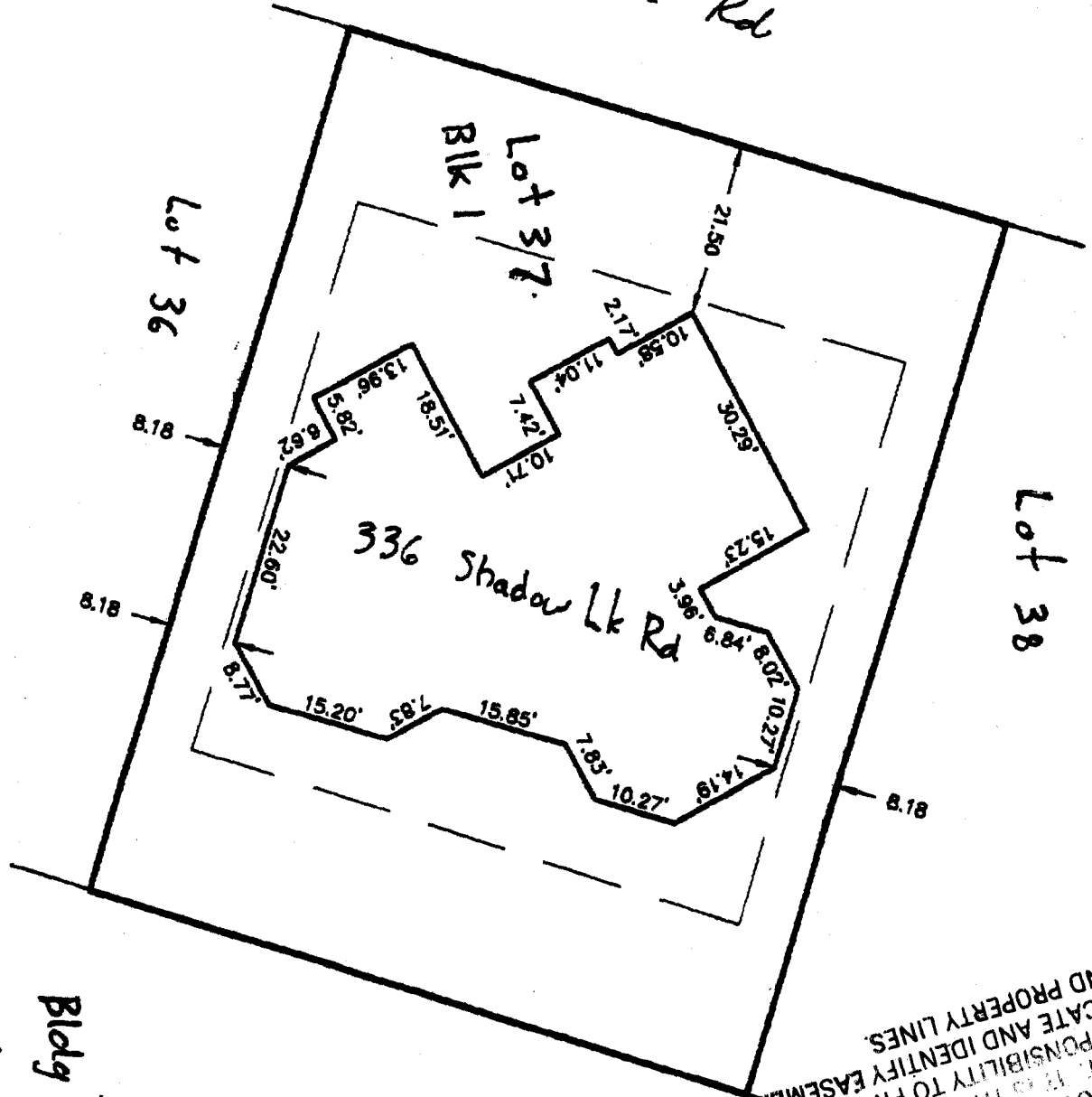
WHISPER (Shown Shaded)
 Available w/ 601 SF (Garage)

BUILDING LOCATION PLAN

SCALE: 1/8" = 1'-0"



Shadow Lake Rd



V.E.C. #4094.00-04
Bldg Stakeout

Just
5/29/03

ACCEPTED (revised)
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT IS RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

5/29/03