

FEE \$	10.00
TCP \$	None
SIF \$	292.00

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

A
 BLDG PERMIT NO. 89544



Your Bridge to a Better Community

BLDG ADDRESS 322 HEARTHSTONE SQ. FT. OF PROPOSED BLDGS/ADDITION 4080

TAX SCHEDULE NO. 2945-203-51008 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Redlands MESA TOTAL SQ. FT. OF EXISTING & PROPOSED 4080

FILING 2 BLK 4 LOT 8

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Sam Suplizio

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

(1) ADDRESS _____

USE OF EXISTING BUILDINGS ~~Single Family Res.~~ NA

(1) TELEPHONE 241-6941

DESCRIPTION OF WORK & INTENDED USE Single Family

(2) APPLICANT LOPEZ Const.

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 3032 E 1/2 Rd.

(2) TELEPHONE 434-9262, 234-9451

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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 15' 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 [Signature]

Date 5-8-03

Department Approval NA Gayles Henderson

Date 5-8-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>16034</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/8/03</u>

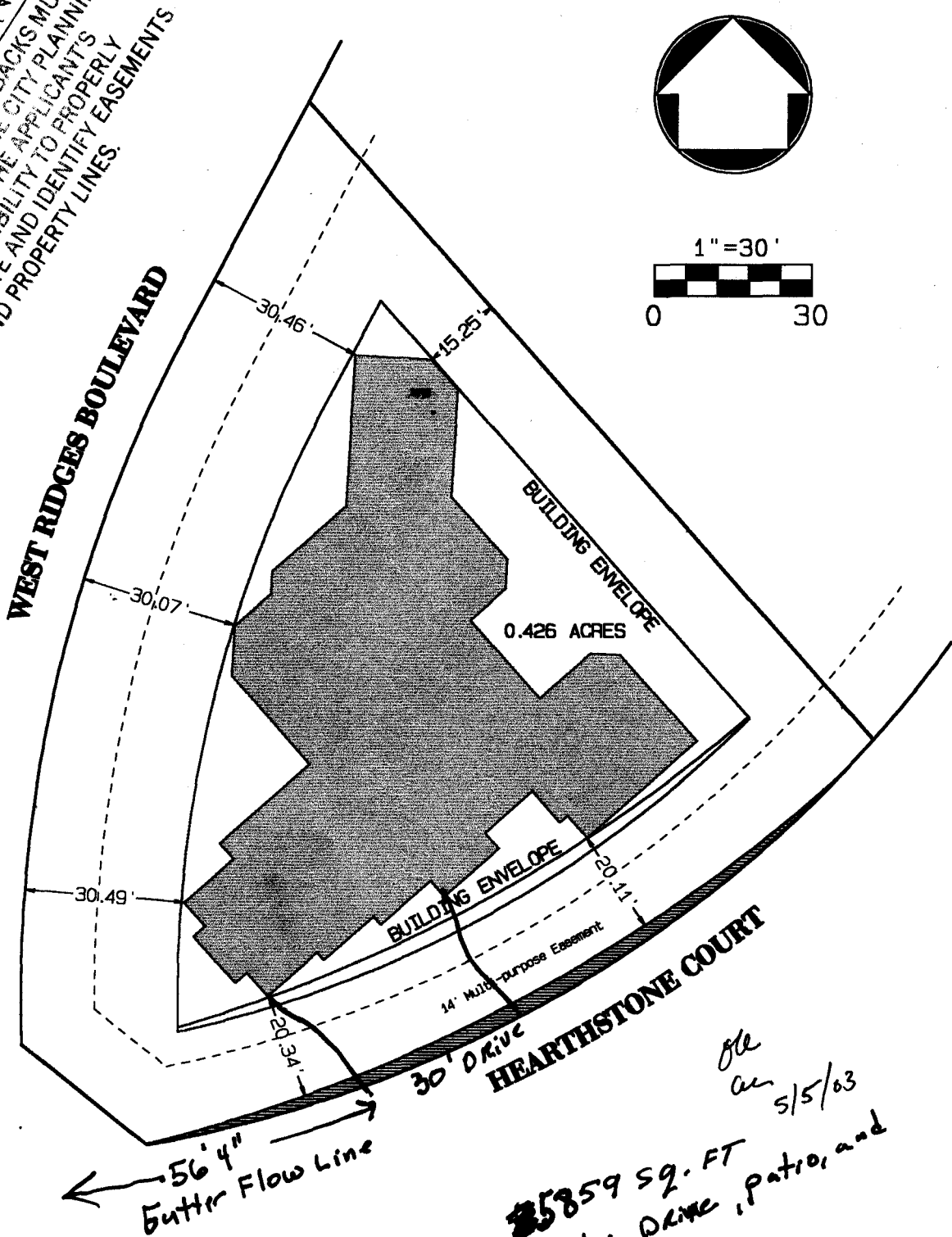
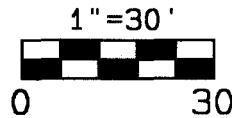
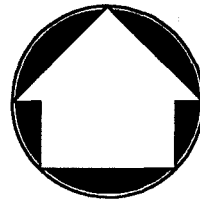
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOPEZ CONSTRUCTION

LOT 8 BLOCK 4 REDLANDS MESA FILING 2

5-8-03
 ACCEPTED *Gayle Henderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DEPT.
 RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



OK
as
5/5/03
25859 SQ. FT
 Including Drive, Patio, and
 Easement.

THOMPSON-LANGFORD CORP.
 529 25 1/2 ROAD - B-210
 Grand Junction CO 81505

SUPLIZIO RESIDENCE

S:\Survey\0558 Lopez\0558-002.pro

Date: May 2, 2003

Drawn: bkb

Checked: kst

Job No. 0558-002