

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 312 HIGH DESERT RD. SQ. FT. OF PROPOSED BLDGS/ADDITION 3885

TAX SCHEDULE NO. 2945-202-46-012 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION REDLANDS MESA TOTAL SQ. FT. OF EXISTING & PROPOSED 3885

FILING 1 BLK 6 LOT 12

(1) OWNER RICHARD GARIGEN NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) ADDRESS 11801 N. 94TH ST. NO. 2033 NO. OF BUILDINGS ON PARCEL
SCOTTSDALE, AZ. 85260 Before: 0 After: 1 this Construction

(1) TELEPHONE 970-260-9707 USE OF EXISTING BUILDINGS —

(2) APPLICANT STEVE JOSEPHS DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE

(2) ADDRESS 1171 22.5 RD GJ TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) TELEPHONE 243-8190 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 PO Maximum coverage of lot by structures 35%

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 A TRAFFIC _____ 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 [Signature] Date 11-10-03

Department Approval [Signature] Date 11/21/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16756</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/21/03</u>

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

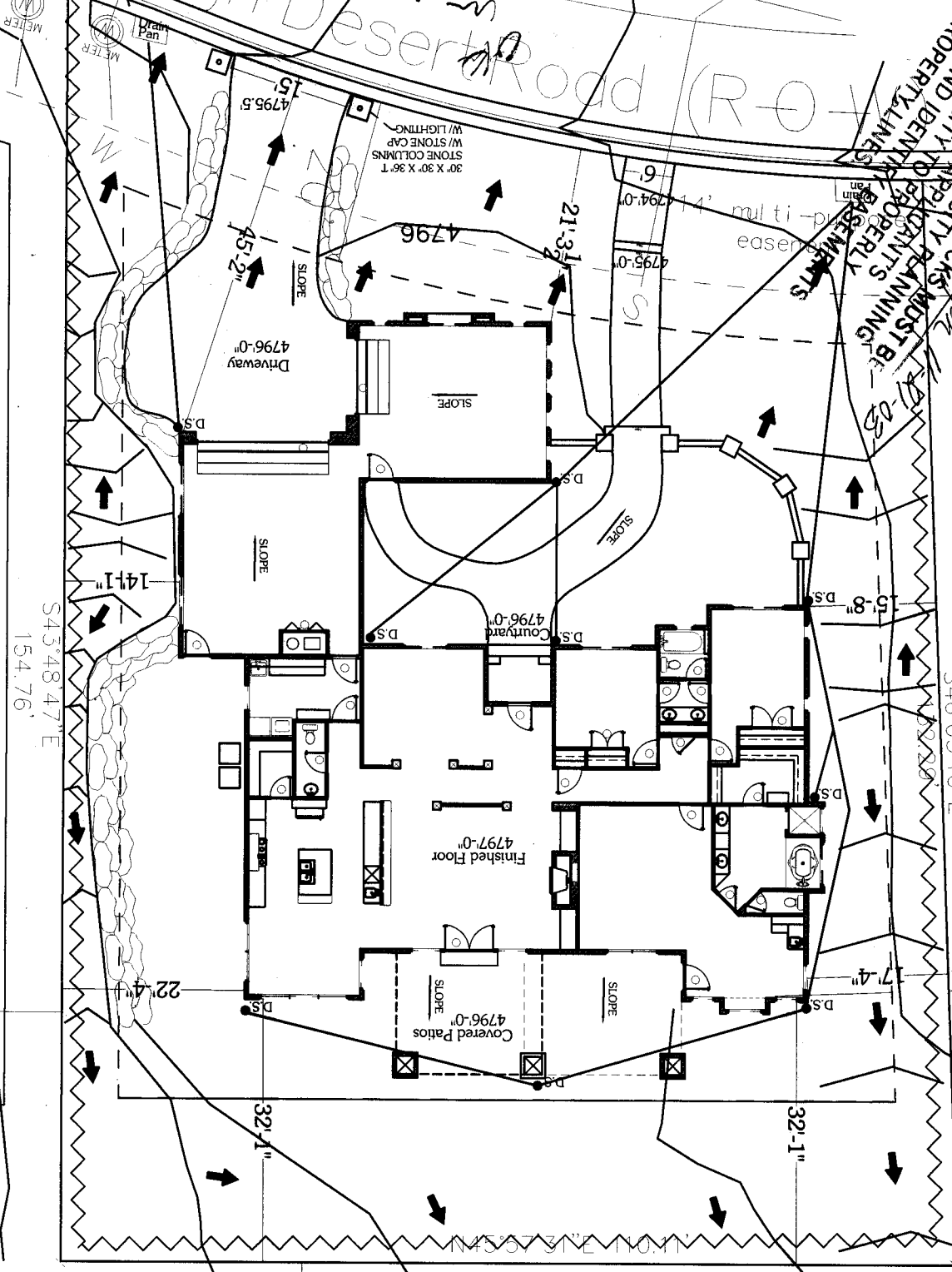
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

"=282.50'
V65°55'31"E
Lc=16.15'

High Desert Road (R-O)

11/2/03

ACCEPTED
ANY CHANGE OF SETBACKS
DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY SETBACKS
AND PROPERTY LINES



4802

This is not a boundary
the recorded plat is

4800

20'

4798

4796

4794

4792