

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰

E

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 90751



Building Address 342 IRON HORSE COURT No. of Existing Bldgs 0 Proposed 1
 Parcel No. 294520353018 Sq. Ft. of Existing Bldgs 0 Proposed 2420
 Subdivision REDLANDS MESA Sq. Ft. of Lot / Parcel .321 acres
 Filing 3 Block 2 Lot 18 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (13,983)
 (Total Existing & Proposed) 17,390

OWNER INFORMATION:

Name REDLANDS MESA LLC
 Address 2299 W. RIDGES BLVD
 City / State / Zip BRAND JUNCTION CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name CASTLE ROCK CONSTRUCTION
 Address PO BOX 1533
 City / State / Zip PALISADE CO 81526
 Telephone 970/234-2400

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 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 35%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 20' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions _____
 Voting District A Driveway Location Approval _____
 (Engineer's Initials)

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 8-1-03
 Department Approval Ronnie Edwards Date 8/5/03

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____
 Utility Accounting Robert Melot Date 8-5-03

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

N

1" = 30'

LOT 17

GOLF BLOCK 4

TRACT 10-6

TRACT 10-8

7' SIDE SETBACK

S 40°32'40" W
28.30'

N 30°50'56" W
75.00'

S 39°16'56" E
68.99'

20' REAR SETBACK

10' DRAINAGE EASEMENT

LOT 18, BLOCK 2
REDLANDS MESA
FILING 3

S 16°53'12" W
133.66'

10.56'

S 09°09'26" E
10.50'

20' FRONT SETBACK

14' MULTI-PURPOSE EASEMENT

7' SIDE SETBACK

120.60'

S 45°01'49" W

*all
in
8/4/03*

342
IRON HORSE
COURT

LOT 18
ACCEPTED *Ronnie Edwards 8/5/03*
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 20

342 Iron Horse Ct.

DATE: 7-30-03
JOB NO. 4094.03-00