

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

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

BLDG PERMIT NO. _____



Building Address 339 ~~3410~~ Ridges Blvd
 Parcel No. 2945-203-49-001
 Subdivision Redlands mesa
 Filing 2 Block 2 Lot 1

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed Home = 4465
 Sq. Ft. of Lot / Parcel 17,728.92 Proposed Garage = 737
5202
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5,392

OWNER INFORMATION:

Name Holt Development, LLC
 Address 2370 Broadway
 City / State / Zip Grand Jct., CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Gordon Builders, Inc
 Address 1888 8 Road
 City / State / Zip Mack, CO 81525
 Telephone 970-858-7782

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 NO

Side 15' 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).

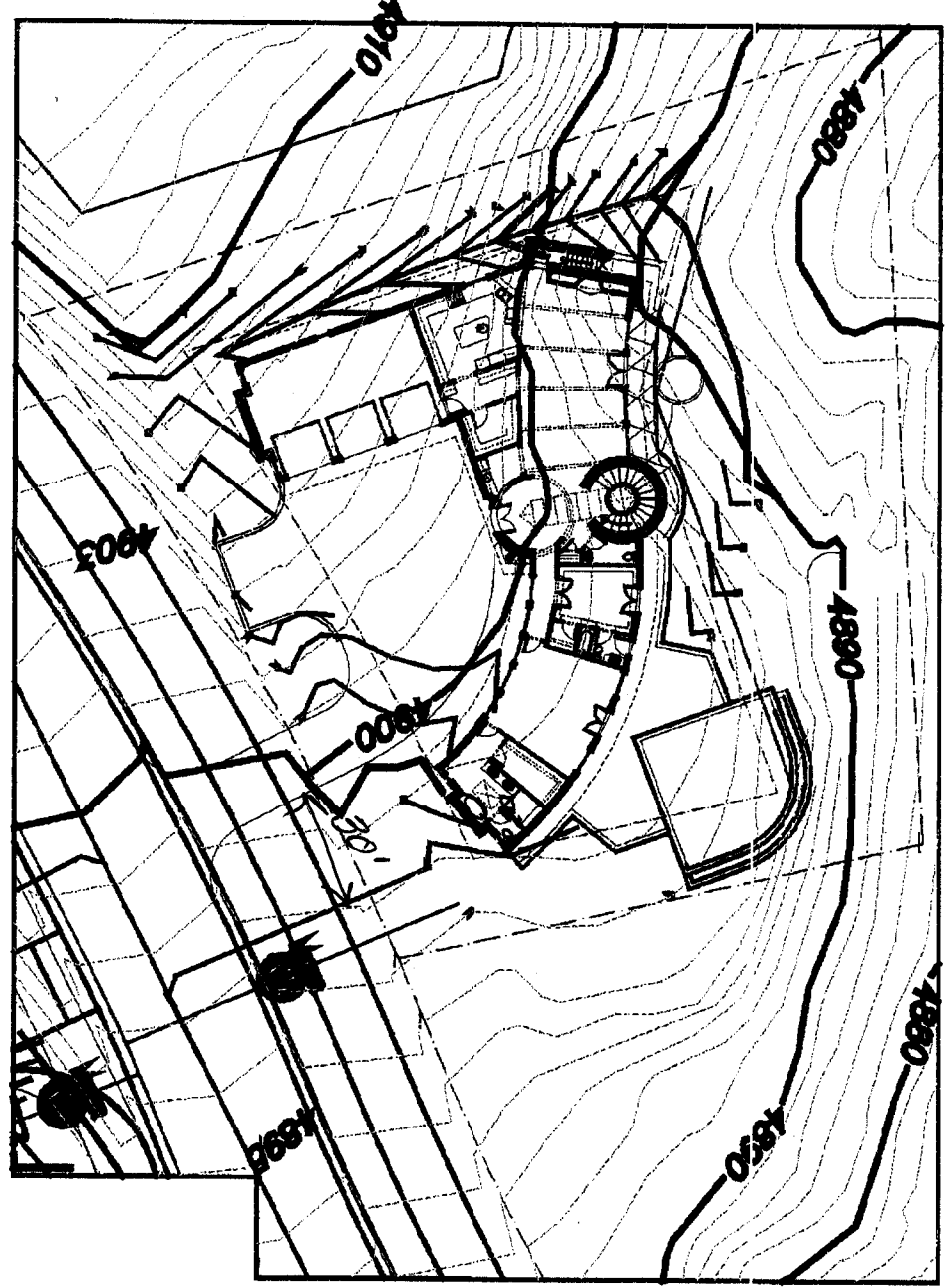
Applicant Signature Alecia J. Gordon Date 9/5/03
 Department Approval Gaylen Henderson Date 9-22-03

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>LS80</u>
Utility Accounting	<u>David Weinholt</u>	Date <u>9/22/03</u>

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)

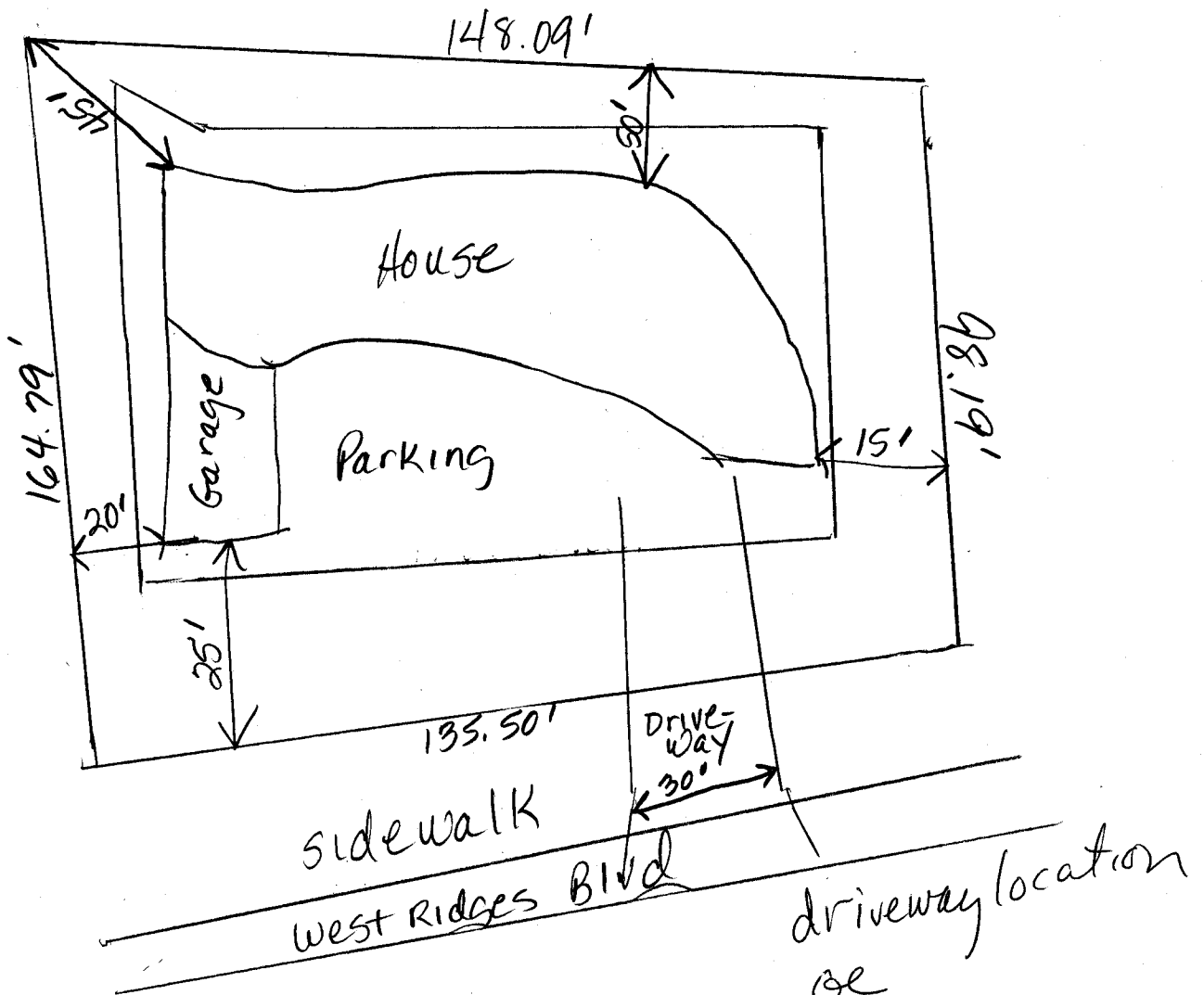
9-22-03 *Gaylean Henderson*
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1. All Structure wall is inside Bldg envelope
2. Back main level patio extends 5.5ft beyond bldg envelope
3. Terrace overhang above patio extends 2.5 ft beyond Bldg envelope



Not to scale

Property outline & dimensions



9-22-03

ACCEPTED Gayleen Henderson
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