

FEE \$ 10.00
 TCP \$
 SIF \$

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

BLDG PERMIT NO. 90631



Building Address 2326 1/4 W Ridges Blvd No. of Existing Bldgs _____ Proposed _____
 Parcel No. 2945-203-53-028 (PARENT PARCEL) Sq. Ft. of Existing Bldgs _____ Proposed _____
 Subdivision _____ Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Redlands Mass LLC
 Address 2325 W. Ridges Blvd.
 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): Electric Pedestal

APPLICANT INFORMATION:

Name Frank J. Sackrider
 Address 749 25 Rd.
 City / State / Zip Grand Jct Co. 81505
 Telephone 216-2181

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Electric Pedestal

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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>only temporary for the pedestal</u>
Voting District _____ 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).

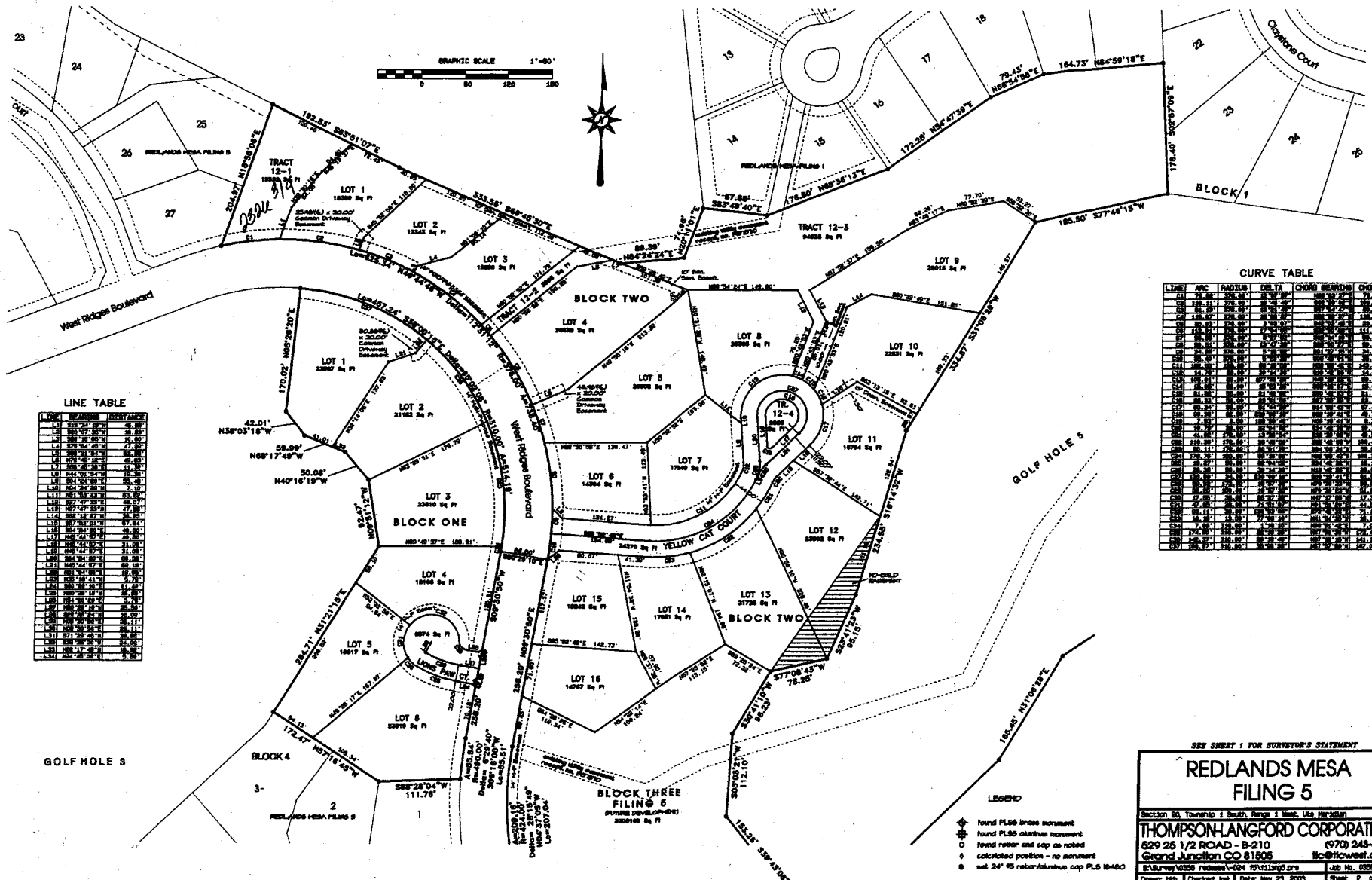
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date _____
 Department Approval [Signature] Date 7/29/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/29/03</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)

REDLANDS MESA - FILING 5



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°03'18"W	42.01'
L2	N89°03'18"W	42.01'
L3	N89°03'18"W	42.01'
L4	N89°03'18"W	42.01'
L5	N89°03'18"W	42.01'
L6	N89°03'18"W	42.01'
L7	N89°03'18"W	42.01'
L8	N89°03'18"W	42.01'
L9	N89°03'18"W	42.01'
L10	N89°03'18"W	42.01'
L11	N89°03'18"W	42.01'
L12	N89°03'18"W	42.01'
L13	N89°03'18"W	42.01'
L14	N89°03'18"W	42.01'
L15	N89°03'18"W	42.01'
L16	N89°03'18"W	42.01'
L17	N89°03'18"W	42.01'
L18	N89°03'18"W	42.01'
L19	N89°03'18"W	42.01'
L20	N89°03'18"W	42.01'
L21	N89°03'18"W	42.01'
L22	N89°03'18"W	42.01'
L23	N89°03'18"W	42.01'
L24	N89°03'18"W	42.01'
L25	N89°03'18"W	42.01'
L26	N89°03'18"W	42.01'
L27	N89°03'18"W	42.01'
L28	N89°03'18"W	42.01'
L29	N89°03'18"W	42.01'
L30	N89°03'18"W	42.01'
L31	N89°03'18"W	42.01'
L32	N89°03'18"W	42.01'
L33	N89°03'18"W	42.01'
L34	N89°03'18"W	42.01'
L35	N89°03'18"W	42.01'
L36	N89°03'18"W	42.01'
L37	N89°03'18"W	42.01'
L38	N89°03'18"W	42.01'
L39	N89°03'18"W	42.01'
L40	N89°03'18"W	42.01'
L41	N89°03'18"W	42.01'
L42	N89°03'18"W	42.01'
L43	N89°03'18"W	42.01'
L44	N89°03'18"W	42.01'
L45	N89°03'18"W	42.01'
L46	N89°03'18"W	42.01'
L47	N89°03'18"W	42.01'
L48	N89°03'18"W	42.01'
L49	N89°03'18"W	42.01'
L50	N89°03'18"W	42.01'

CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD	BEARING	CHORD
C1	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C2	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C3	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C4	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C5	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C6	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C7	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C8	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C9	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C10	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C11	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C12	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C13	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C14	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C15	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C16	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C17	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C18	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C19	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C20	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C21	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C22	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C23	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C24	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C25	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C26	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C27	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C28	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C29	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'
C30	100.00'	100.00'	180.00°	100.00'	N00°00'00"E	100.00'

SEE SHEET 1 FOR SURVEYOR'S STATEMENT

REDLANDS MESA FILING 5

Section 20, Township 1 South, Range 1 West, 10th Meridian

THOMPSON-LANGFORD CORPORATION
 829 25 1/2 ROAD - B-210 (970) 243-6067
 Grand Junction CO 81506 thl@tllawyer.com

Survey 0228 returned 084 15/11/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

Drawn: jpb | Checked: jpb | Date: May 23, 2023 | Sheet: 2 of 5

- LEGEND**
- found PL56 brass monument
 - found PL56 aluminum monument
 - found rebar and cap as noted
 - calculated position - no monument
 - set 24" IS rebar/aluminum cap PL5 10-480