

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 87675



Your Bridge to a Better Community

BLDG ADDRESS 323 S. Redlands Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 3,133.00
 TAX SCHEDULE NO. 2945-223-12-001 SQ. FT. OF EXISTING BLDGS None
 SUBDIVISION Leichman's Minor TOTAL SQ. FT. OF EXISTING & PROPOSED 3,133.00
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER Karl + Denise Miller NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 2 this Construction
 (1) ADDRESS 221 Willowbrook Rd USE OF EXISTING BUILDINGS _____
6th St CO 81506
 (1) TELEPHONE 243-2259 or 216-3981 DESCRIPTION OF WORK & INTENDED USE New Construction House + Garage
 (2) APPLICANT Karl + Denise Miller TYPE OF HOME PROPOSED: ON SEPTIC
 (2) ADDRESS Same Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ 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 RSF-E Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height Building Envelope Special Conditions _____
shows 40' on sides. CENSUS 19 TRAFFIC 95 ANN# _____

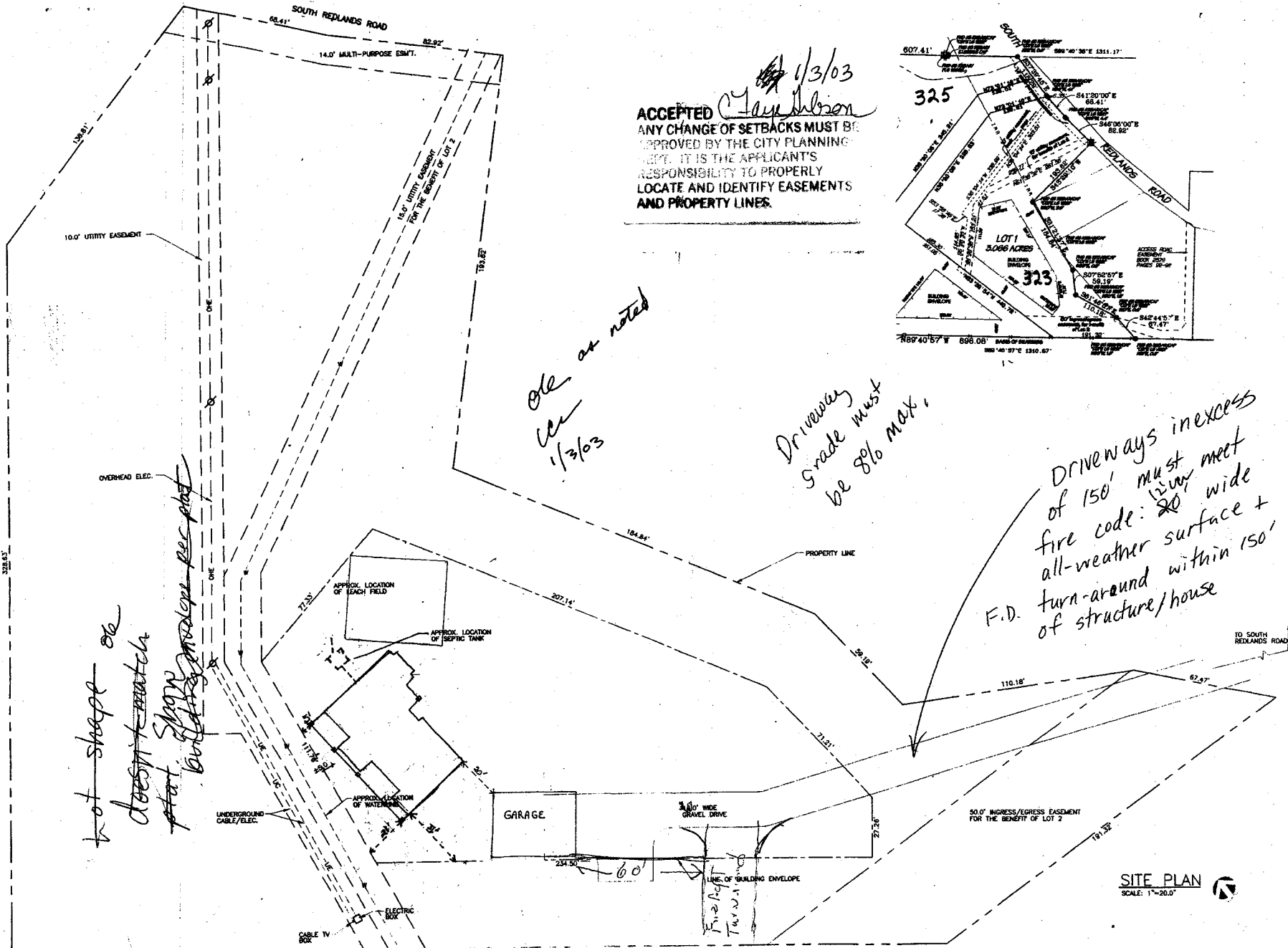
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

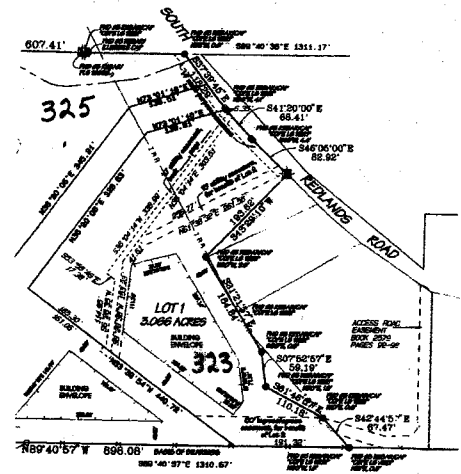
Applicant Signature Denise Miller Date 1-2-03
 Department Approval [Signature] Date 1/3/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>on septic</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/3/03</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)



ACCEPTED *1/3/03*
 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.



not shape or doesn't match that sign building per plat

ole as noted 1/3/03

Driveway grade must be 8% max.

Driveways in excess of 150' must meet fire code: 20' wide all-weather surface + F.D. turn-around within 150' of structure/house

SITE PLAN
 SCALE: 1"=20.0'

CONTRACTOR:
 SUPPOR DEVELOPMENT
 817 MAIN STREET CO 81501
 PH: (703) 523-1121

ARCHITECTS AND PLANNERS
 JLD/CPD SPECIALISTS
 817 MAIN STREET
 GRAND JUNCTION
 COLORADO 81501
 (970) 241-1805

PROJECT TITLE: MILLER RESIDENCE
 323 SOUTH REDLANDS ROAD
 Grand Junction, CO, Colorado

SHEET TITLE: SITE PLAN

DRAWING: SP