

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

Building Address 00330 Red Ridge Ct No. of Existing Bldgs None Proposed one
 Parcel No. Filing 2 Lot 15 2945 - 203-49-015 Sq. Ft. of Existing Bldgs None Proposed 4951
 Subdivision Redlands Mesa Sq. Ft. of Lot / Parcel 19244
 Filing 2 Block 2 Lot 15 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4600

OWNER INFORMATION:

Name G. Dittmar
 Address 42577 Hwy. 82
 City / State / Zip Aspen Co. 81611

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name as-above
 Address _____
 City / State / Zip _____
 Telephone 970 948 5569

***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 FD Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 15' from PL Rear 30' 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).

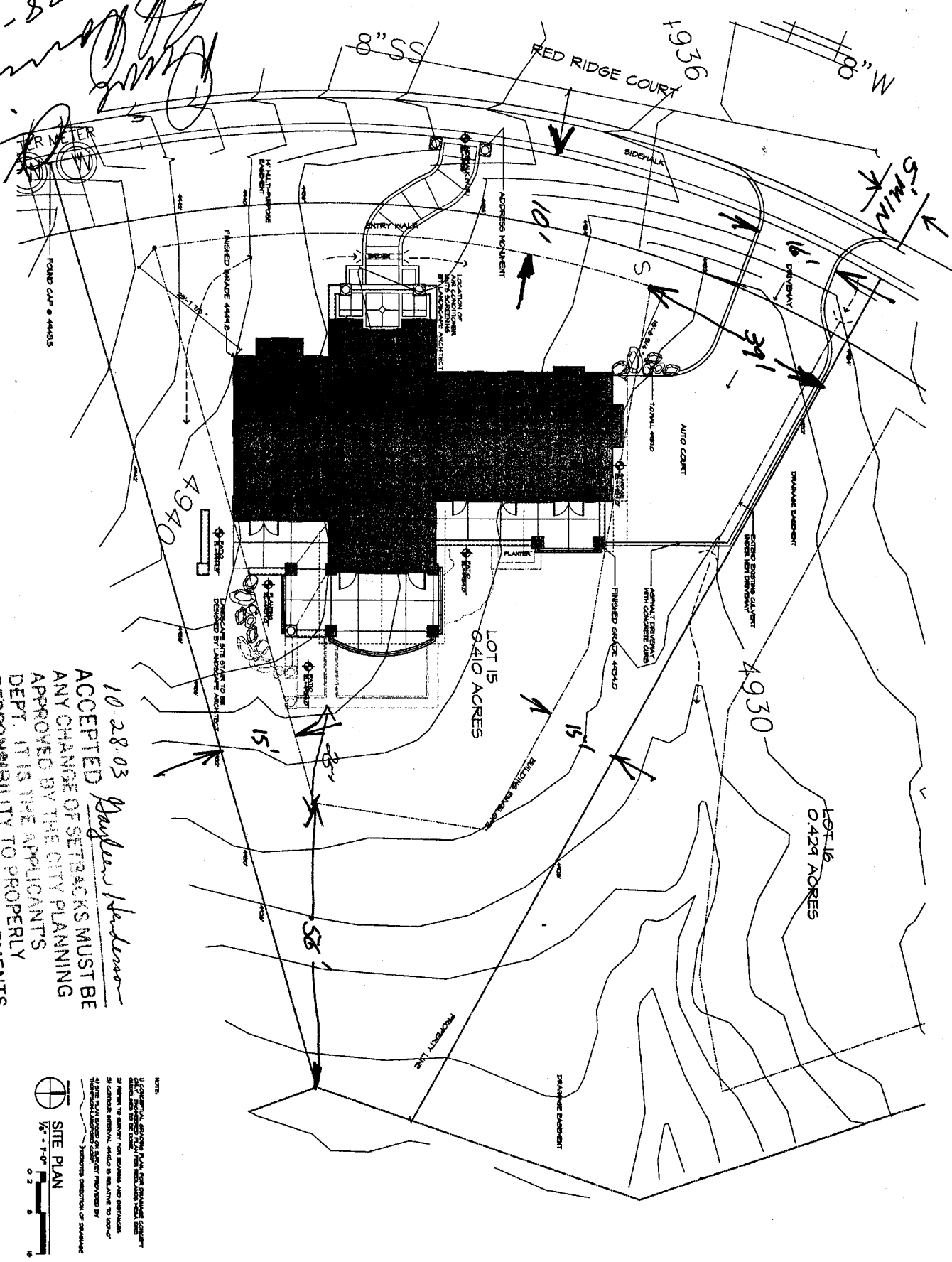
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 9-29-03
 Department Approval [Signature] Date 10/28/03

Additional water and/or sewer tap fee(s) are required.	YES	NO	W/O No.	<u>16089</u>
Utility Accounting	<u>[Signature]</u>		Date	<u>10/28/03</u>

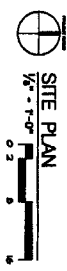
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

10-28-03
[Handwritten signature]



10.28.03 *Gaylen Anderson*
 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.

NOTES:
 1) CONCEPTUAL ARCHITECTURE, MAJOR SETBACKS, DRIVEWAY, AND DRIVEWAY ARE TO BE PROVIDED BY THE APPLICANT.
 2) SETBACKS TO DRIVEWAY FOR DRIVEWAY AND DRIVEWAY ARE TO BE PROVIDED BY THE APPLICANT.
 3) CONCEPT ARCHITECTURE, MAJOR SETBACKS, DRIVEWAY, AND DRIVEWAY ARE TO BE PROVIDED BY THE APPLICANT.
 4) THE PLAN NUMBER OF SHEET PROVIDED BY THE ARCHITECT IS TO BE PROVIDED BY THE APPLICANT.
 5) SETBACKS TO DRIVEWAY FOR DRIVEWAY AND DRIVEWAY ARE TO BE PROVIDED BY THE APPLICANT.



DRAWING:	
SHEET NO.	A1.1
DATE	10-28-03
SCALE	AS SHOWN
DATE	10-28-03
SCALE	AS SHOWN
DATE	10-28-03
SCALE	AS SHOWN
DATE	10-28-03
SCALE	AS SHOWN

DITTMAR RESIDENCE
 LOT 15, BLOCK 2
 REDLANDS MESA
 GRAND JUNCTION, COLORADO

CHARLES CUNIFFE ARCHITECTS
 www.cuniffe.com
 610 EAST HYMAN AVE. • ASPEN, CO 81611 • TELE: 970/925-0390 • FAX: 970/929-6887
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