

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

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

BLDG PERMIT NO. 90983



Your Bridge to a Better Community

BLDG ADDRESS 332 Red Ridge CT SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2945-194-49-006 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION REDLAND MESA TOTAL SQ. FT. OF EXISTING & PROPOSED 8125

FILING 2 BLK 2 LOT 6

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Chuck DANIEL

NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2342 S-Rim DR.

USE OF EXISTING BUILDINGS SINGLE FAMILY RESIDENT

(1) TELEPHONE 257-0562

DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

(2) APPLICANT LOPEZ CONST.

TYPE OF HOME PROPOSED:

(2) ADDRESS 3032-E 1/2 Rd

Site Built \_\_\_\_\_ Manufactured Home (UBC)

(2) TELEPHONE 434-5954, 234-9451

\_\_\_\_\_ 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 RD

Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 15' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions Creation of easement  
~~excavation~~

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

A

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 Chuck Lopez

Date Aug-16-03

Department Approval F. Lopez

Date 8/29/03

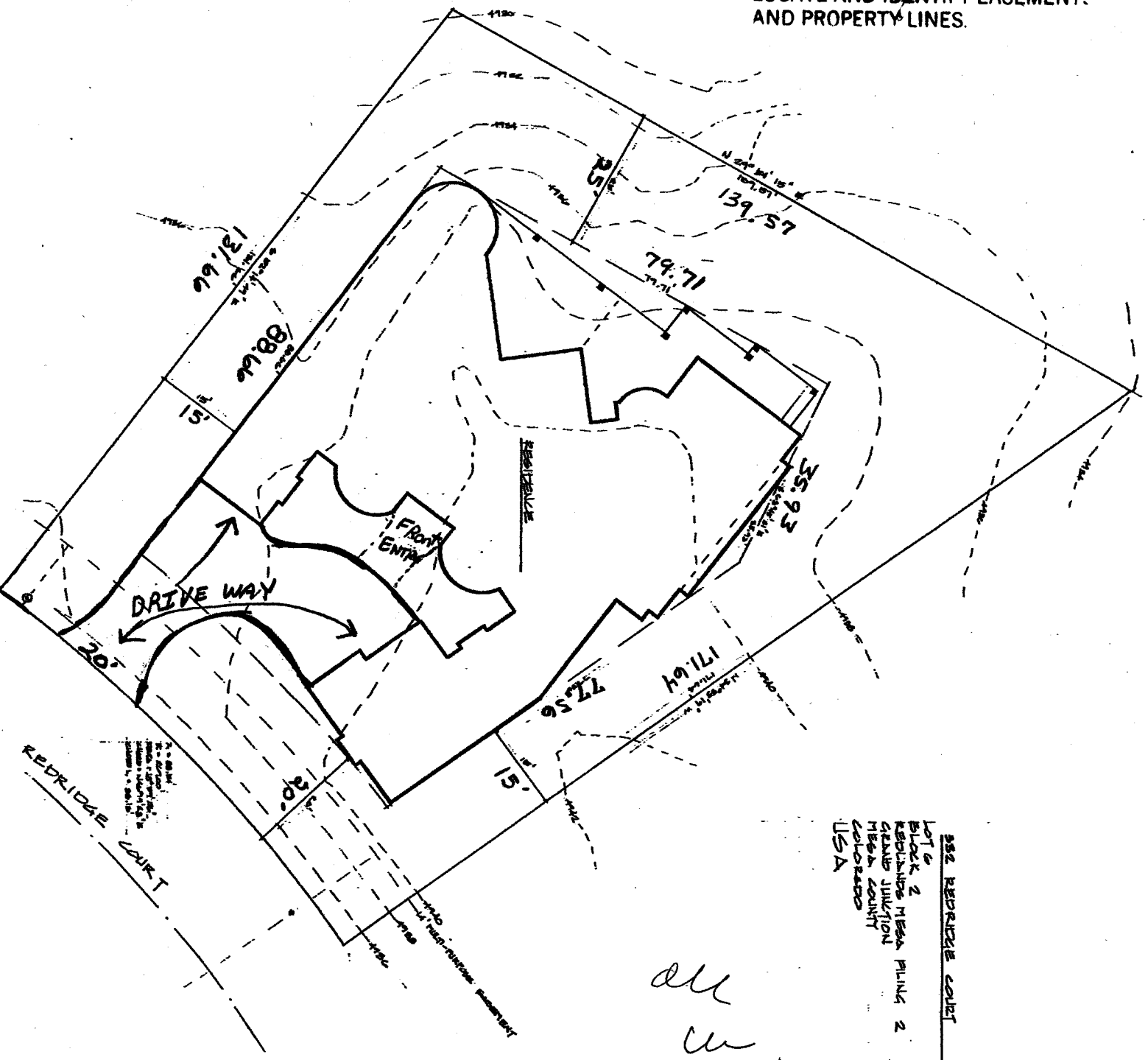
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>16499</u>
Utility Accounting <u>M. Lopez</u>			Date <u>8/29/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

8/29/03

ACCEPTED *C. Lane Gibson*  
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.



882 REBRIDGE COURT  
LOT 6  
BLOCK 2  
REBRIDGE NEIGH PLING 2  
GRAND JUNCTION  
NEIGH COUNTY  
COLORADO  
USA

*all*  
*cu*  
8/20/03



For All Your Construction Needs Call:  
**434-5954**  
CHUCK LOPEZ Grand Junction, CO.

