

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

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

BLDG PERMIT NO. 90565



Your Bridge to a Better Community

BLDG ADDRESS 340 RED RIDGE CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 4600 SQ. FT.
 TAX SCHEDULE NO. 2945-203-49-002 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION REDLANDS MESA TOTAL SQ. FT. OF EXISTING & PROPOSED 4600 SQ. FT.
 FILING 2 BLK 2 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER SALLY PRINSTER NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2631 CHESTNUT DR. 81506 USE OF EXISTING BUILDINGS NOT APPLICABLE
 (1) TELEPHONE 970-242-0384 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE
 (2) APPLICANT DAVID HOFFMAN TYPE OF HOME PROPOSED:
 (2) ADDRESS 3755 HORIZON GLEN CT. 81506 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 970-243-9564 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 PD Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' pathside from property line (PL) Permanent Foundation Required: YES NO
 or 55' red ridge ct from center of ROW, whichever is greater
 Side 15' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS A TRAFFIC _____ ANNEX# _____

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).

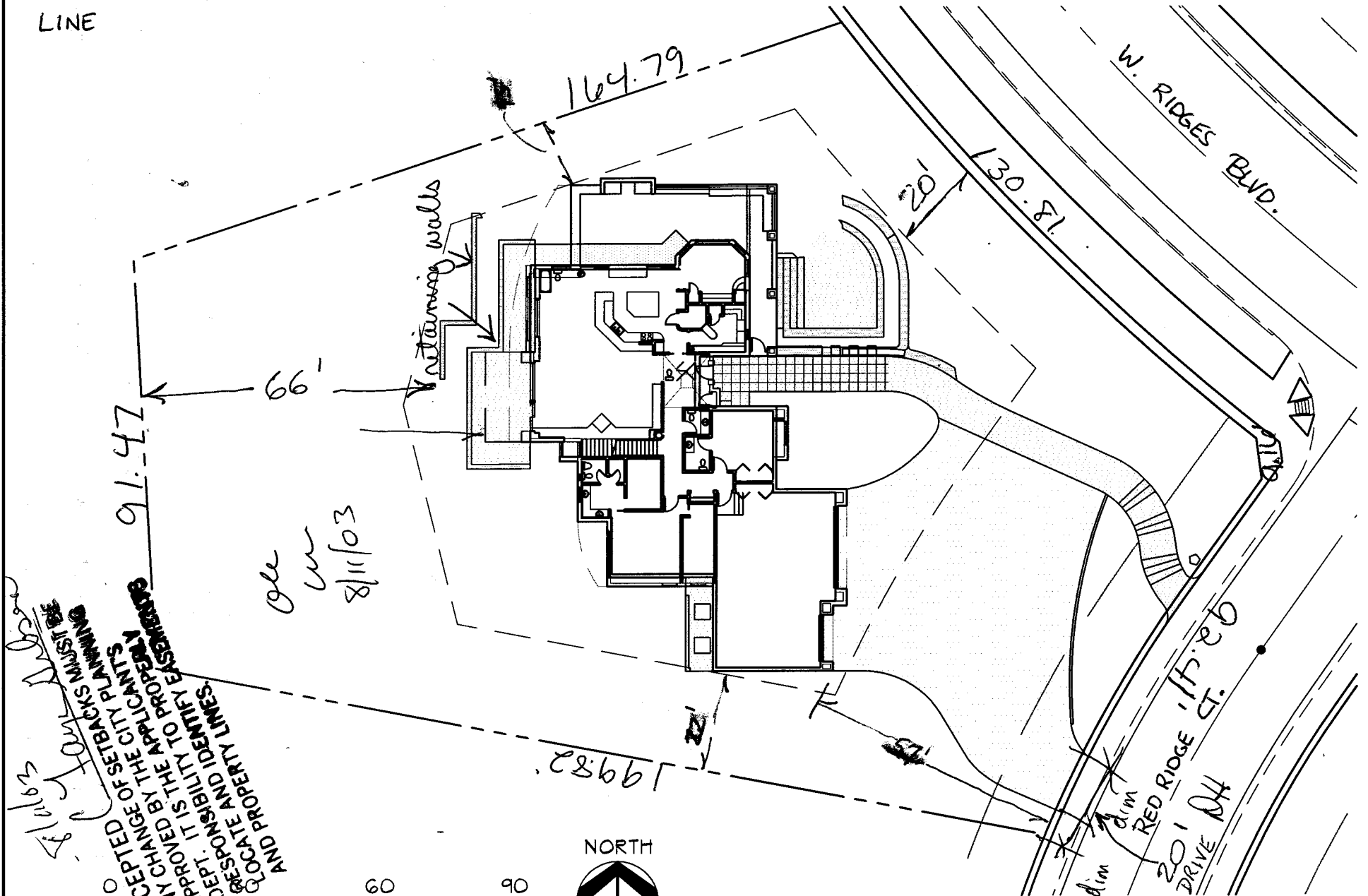
Applicant Signature David Hoffman Date _____
 Department Approval C. Jaye Johnson Date 8/11/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16420</u>
Utility Accounting	<u>Dotie Panover</u>		Date <u>8-11-03</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)

BLDG.
ENVELOPE : - - - -
LINE



ACCEPTED SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROTECT AND IDENTIFY EASEMENTS AND PROPERTY LINES. LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

gle
w
8/11/03

PRINSTER RESIDENCE

REDLANDS MESA
GRAND JUNCTION, CO
340 RED RIDGE CT.
SITE PLAN