

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

①

BLDG ADDRESS 343 West Ridges Blvd SQ. FT. OF PROPOSED BLDGS/ADDITION 6759 sq ft

TAX SCHEDULE NO 2945-203-48-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Redlands Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 6759 sq. ft.

FILING 4 BLK 2 LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Conquest Construction NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 1111 S. 12th Str.

USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 970-243-1242

DESCRIPTION OF WORK & INTENDED USE new single family

(2) APPLICANT Conquest

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC) + retaining wall in back  
 Manufactured Home (HUD)  
 Other (please specify) + inground pool

(2) ADDRESS 1111 S. 12th Str.

(2) TELEPHONE 970 243 1242

**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 3590

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 bdg envelope from PL

Parking Req'mt 2

Maximum Height \_\_\_\_\_

Special Conditions \_\_\_\_\_

CENSUS A TRAFFIC \_\_\_\_\_ 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 [Signature] Date 11-20-03

Department Approval F.H. C. [Signature] Date 11/25/03

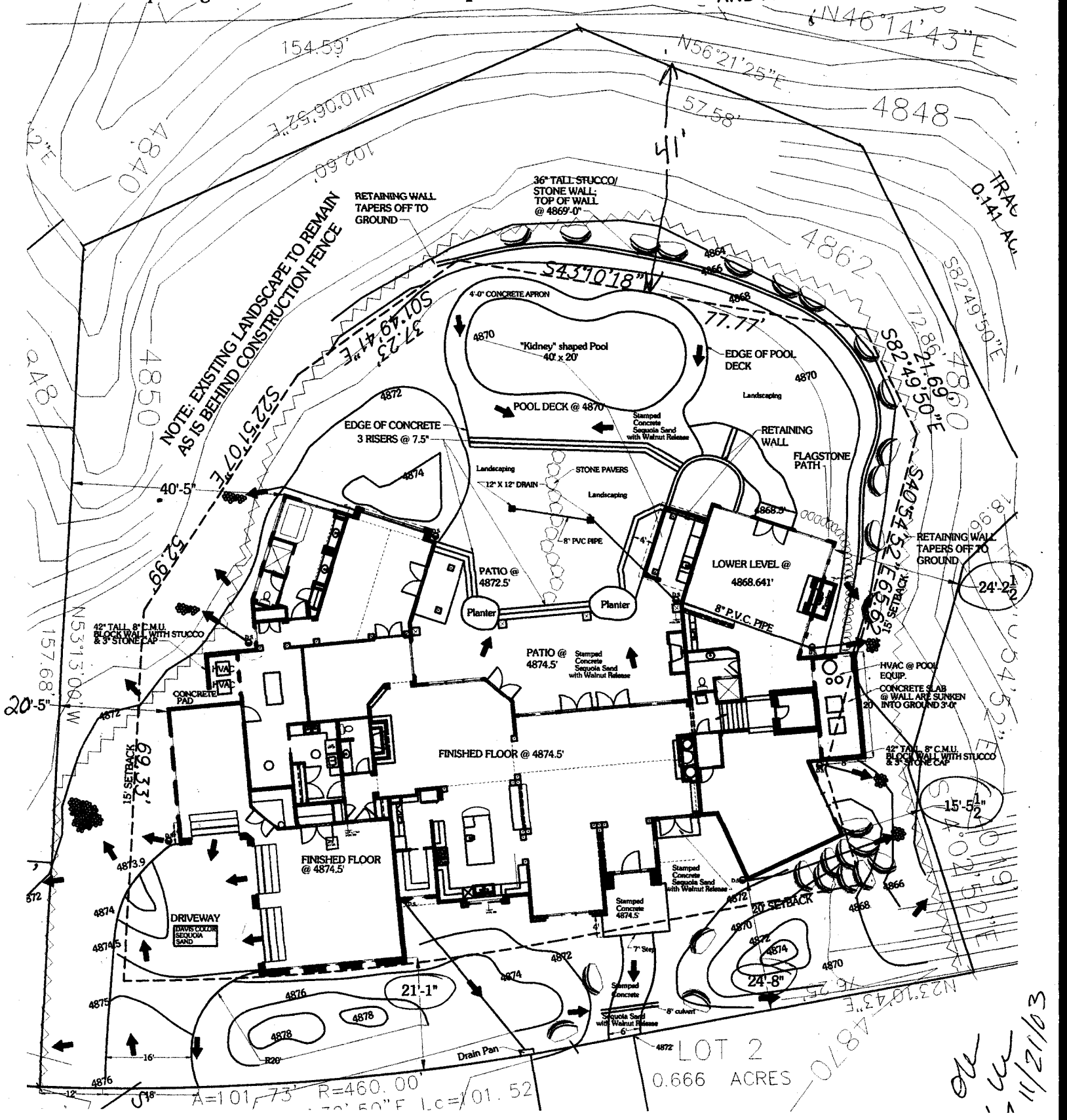
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16769</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-26-03</u>		

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)

Lot size- .667 acres	<b>29,055 sq ft</b>
1 <sup>st</sup> Floor of house and garages	6,444 sq ft
Driveway	958 sq ft
Front sidewalk & steps	149 sq ft
Center patio	1,229 sq ft
Apron around pool	749 sq ft
Total sq footage - : 32.70%	<b>9,529 sq ft</b>

11/25/03  
 ACCEPTED *C. Jay Hall*  
 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.



*OK*  
*11/21/03*