

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

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

BLDG PERMIT NO. 90079



Your Bridge to a Better Community

BLDG ADDRESS 321 SHADON LAKE G SQ. FT. OF PROPOSED BLDGS/ADDITION 2460 Home

TAX SCHEDULE NO. 2945 204 01 011 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION FEDLANDS MESA TOTAL SQ. FT. OF EXISTING & PROPOSED ~~2460~~

FILING 1 BLK 1 LOT 11 NO. OF DWELLING UNITS: 2652

(1) OWNER ROY + MARY ROSE STACHNIK Before: 0 After: this Construction

(1) ADDRESS 818 GRAND AVE NO. OF BUILDINGS ON PARCEL Before: 0 After: this Construction
Glendwood Sp. Co 81601

(1) TELEPHONE (970) 379 5215 USE OF EXISTING BUILDINGS N/A

(2) APPLICANT ROY STACHNIK DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RESIDENCE + CASITA

(2) ADDRESS 818 GRAND AVE SP CO 81601 TYPE OF HOME PROPOSED: CASITA

(2) TELEPHONE (970) 379 5215 970 309 4311
 Site Built Manufactured Home (UBC) 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' from property line (PL) Permanent Foundation Required: YES X NO
 or from center of ROW, whichever is greater

Side 7' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Casita has bathroom, sinky counters, NO kitchen

CENSUS TRAFFIC ANN# Facilities allowed.

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 6/26/2003

Department Approval [Signature] Date 6/26/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16247</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/26/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

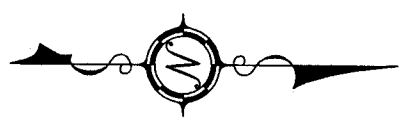
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

REDLANDS MESA

BLOCK 1

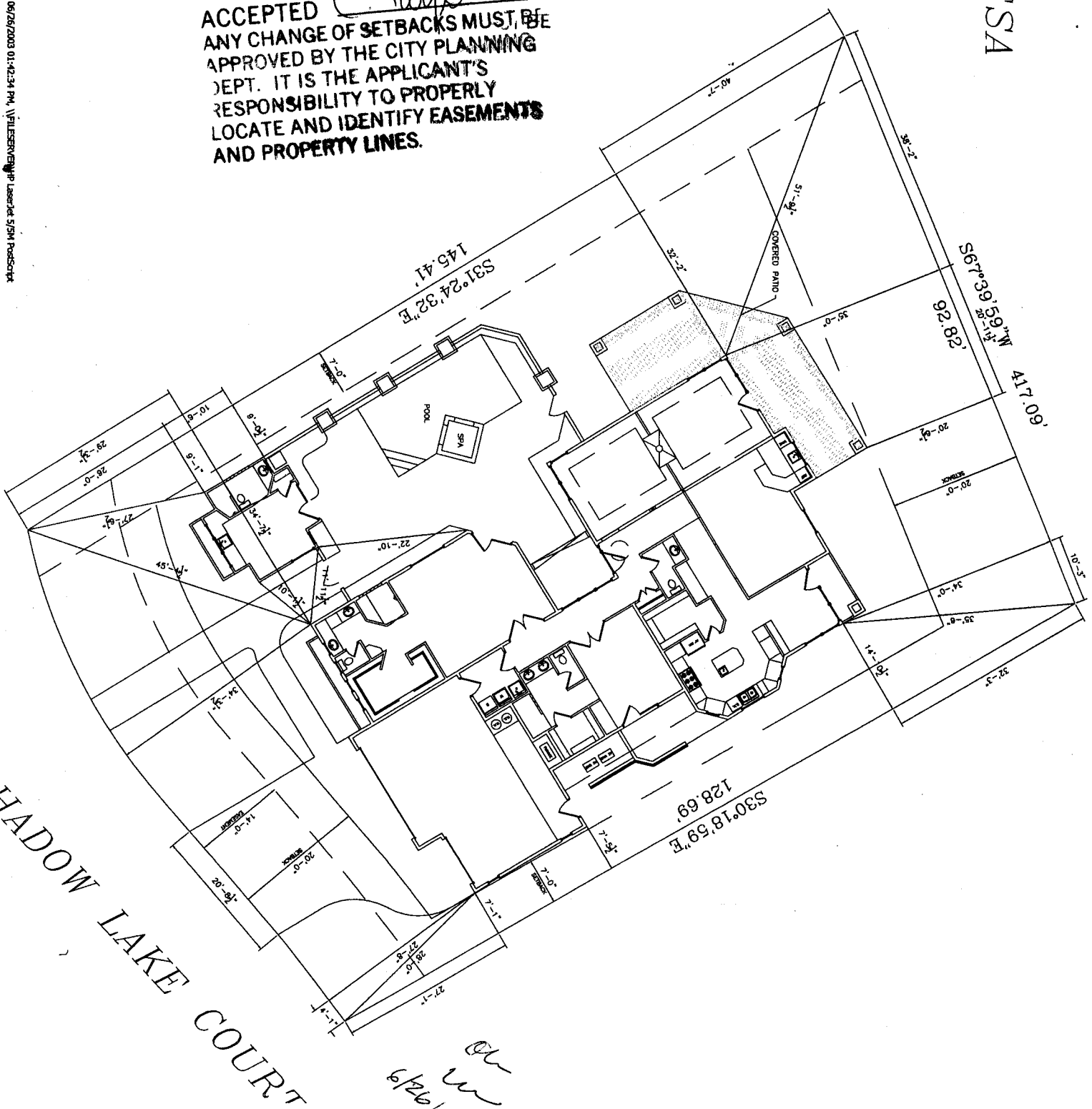
Lot 11

0.292 ACRES



Cy 6/26/03
Joseph Dubois

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.



SHADOW LAKE COURT

6/26/03
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