

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

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

BLDG PERMIT NO. 90079



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

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

SUBDIVISION REDLANDS 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: 2652 this Construction

(1) ADDRESS 818 GRAND AVE Greenwood Sp. Co 81601 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE (970) 379 5215 Before: 0 After: 2652 this Construction

(2) APPLICANT ROY STACHNIK USE OF EXISTING BUILDINGS NA

(2) ADDRESS 818 GRAND AVE Sp Co 81601 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RESIDENCES + CASITA

(2) TELEPHONE (970) 379 5215 TYPE OF HOME PROPOSED:

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) or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES X NO _____

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

Maximum Height 32' Special Conditions Casita has bathroom, sinky counters. NO kitchen. ANNEX# 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)

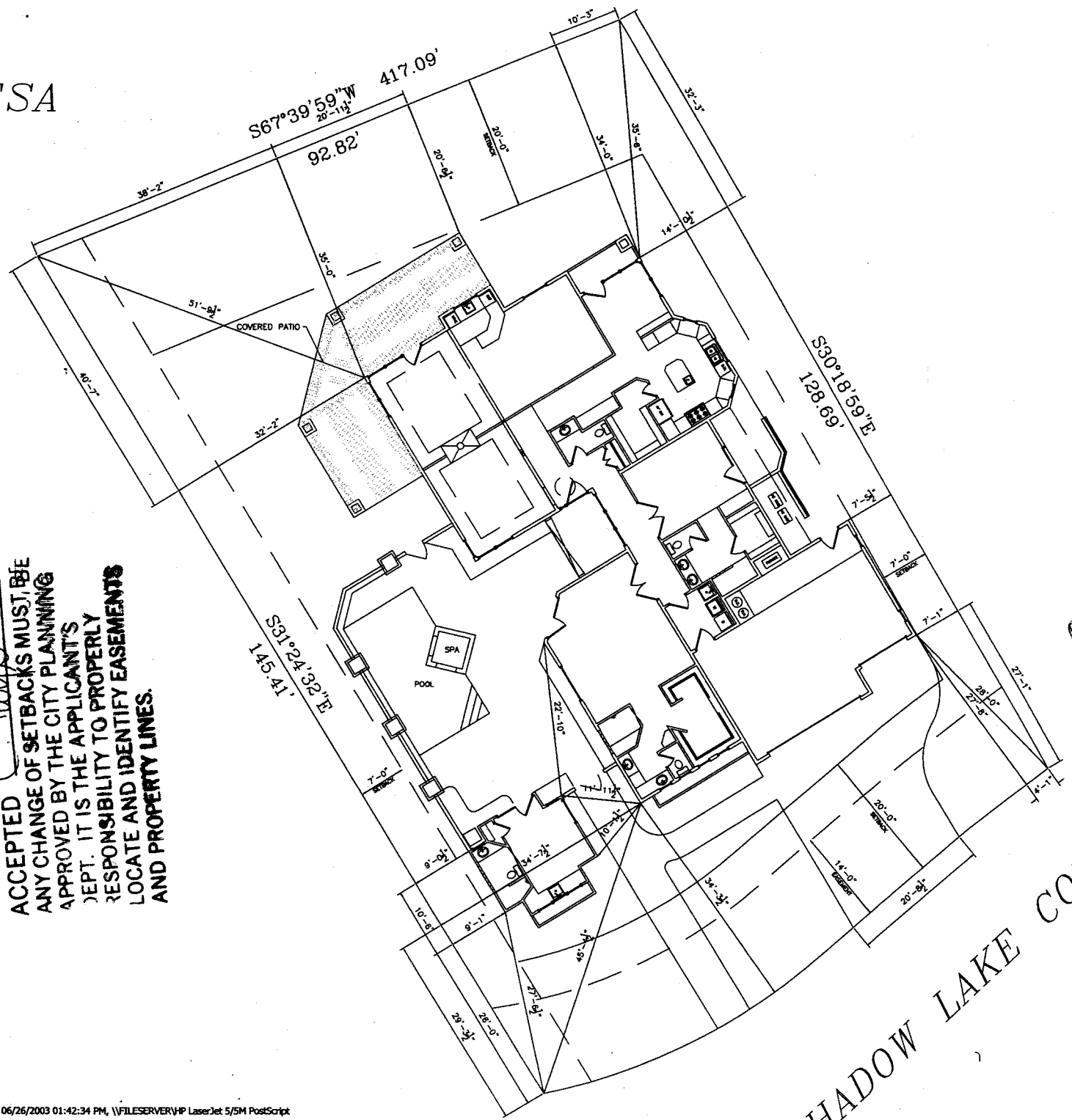
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

REDLANDS MESA

BLOCK 1

Lot 11

0.292 ACRES



6/26/03
C. J. Johnson

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.

at
6/26/03

SHADOW LAKE COURT