

FEE \$	10.00
TCP \$	
SIF \$	

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

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



Your Bridge to a Better Community

BLDG ADDRESS 375 1/2 High Desert Rd SQ. FT. OF PROPOSED BLDGS/ADDITION Wall  
 TAX SCHEDULE NO. 2945-202-55-000 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Redlands TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) OWNER City of GJ NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) ADDRESS \_\_\_\_\_ USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE Build wall around existing lift station  
 (2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_  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 \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL, Rear NA from PL Parking Req'mt NA  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
Subject to Alco Approval CENSUS \_\_\_\_\_ 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 Charles Berglund Date 4/12/04  
 Department Approval Ulrich Magan Date 4/12/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Vattelbeney</u>	Date	<u>4/12/04</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 FILING 1 REPLAT

A Replat of Golf Block 13, Block 7, and Block 4 of Redlands Mesa Filing 1

*Per/Kristen Ashbeck 4/12/09*

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.



The bearings herein are relative to a bearing of North of 44°45' East from a Mesa County Survey Marker for the center-east station corner of Section 35 to a Mesa County Survey Marker for the northeast station corner of Section 35 as shown on Sheet 5 of 7 of this plat.



- LEGEND**
- FOUND MESA COUNTY SURVEY MARKER
  - SET AS REBAR AND ALUMINUM CAP "PLS 10480" OR BRASS DISK "TLC KST 10480"
  - MONUMENT NOT SET PRIOR TO RECORDATION OF THIS PLAT
  - BUILDING ENVELOPE



SEE SHEET 1 OF 7 FOR SURVEYOR'S STATEMENT

NOTICE: Applicant is cautioned that you must commence any legal action based upon any defect in this survey within three years after you first discover such defect, or no more than ten years from the date of the certification shown herein.

**REDLANDS MESA FILING 1 REPLAT**  
 Final Plat

SITUATED IN SECTION 19 & SECTION 30, T.1 S., R.1 W., W. 1/4 MERIDIAN

**THOMPSON-LANGFORD CORPORATION**  
 629 25 1/2 ROAD - # B-210 [tfcwva.com](http://tfcwva.com)  
 Grand Junction CO 81505 (970) 243-6657

Drawn: Jon R. 2009    Drawn: JLF    Checked: JLF    Job No. 0355-021  
 D:\Survey\0355-redlands-01-replat1\replat1.dwg    Sheet 4 of 7

