

FEE \$	10.00
TCP \$	None
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 331 IRONHORSE CRT SQ. FT. OF PROPOSED BLDGS/ADDITION 2413

TAX SCHEDULE NO. 2945-203-53-010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION REDLANDS MESA TOTAL SQ. FT. OF EXISTING & PROPOSED 2413

FILING 3 BLK 2 LOT 10 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 2929 W RIDGES USE OF EXISTING BUILDINGS HOME

(1) TELEPHONE 255-7400 DESCRIPTION OF WORK & INTENDED USE HOME

(2) APPLICANT CRC TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS BOX 1533

(2) TELEPHONE 464-0188

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 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 note driveway grade restrictions

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).

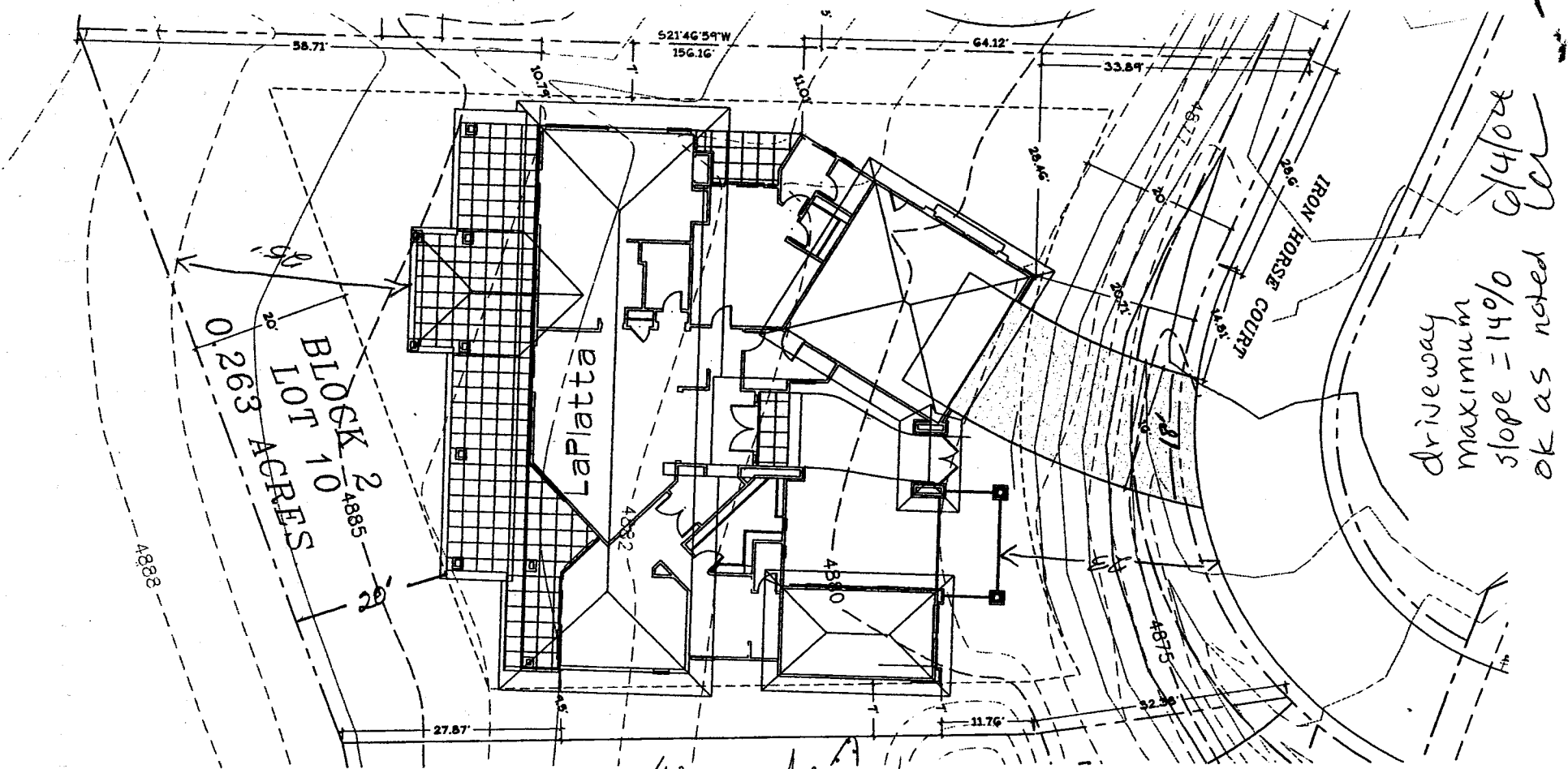
Applicant Signature [Signature] Date 6-3-04

Department Approval NH Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>7325</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/15/04</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)

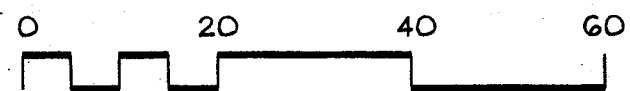
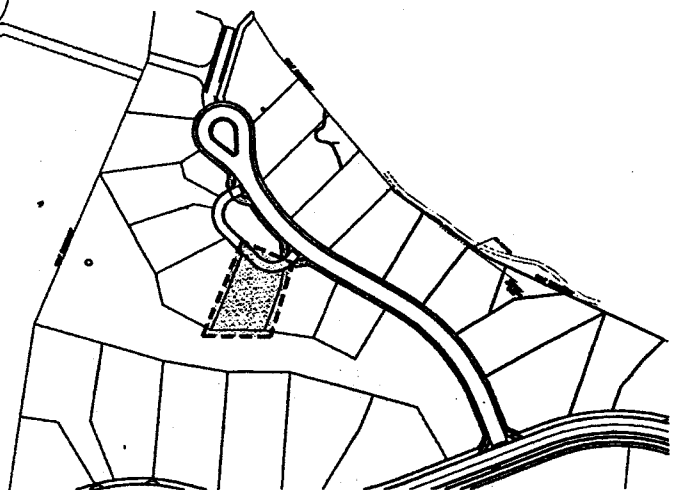


driveway
 maximum
 slope = 14%
 ok as noted

LEGEND

- — — — — PROPERTY LINE
- — — — — SETBACK LINE
- - - - - EXISTING CONTOUR

ACCEPTED *Wendy Spurr*
 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.



IRON HORSE LOT 10 - BUILDING PERMIT

Clavonne & Associates, Inc.
 LANDSCAPE AND PLANNING ARCHITECTS
 844 GRAND AVENUE
 GRAND JUNCTION, CO 81501