

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



2

BLDG PERMIT NO.

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Community Development Department

BLDG ADDRESS 333 IRONHORSE CT TAX SCHEDULE NO. 2945-203-53-011  
 SUBDIVISION REDLANDS MESA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400  
 FILING BLK 3 LOT 11 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER REDLAND'S MESA LLC NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2299 W RIDGES  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 464-0188  
 (2) APPLICANT CASTLE ROCK USE OF EXISTING BLDGS RESIDENCE  
 (2) ADDRESS BOX 1533 DESCRIPTION OF WORK AND INTENDED USE: BUILD,  
A HOUSE  
 (2) TELEPHONE 234-2400

**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) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32'  
 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).

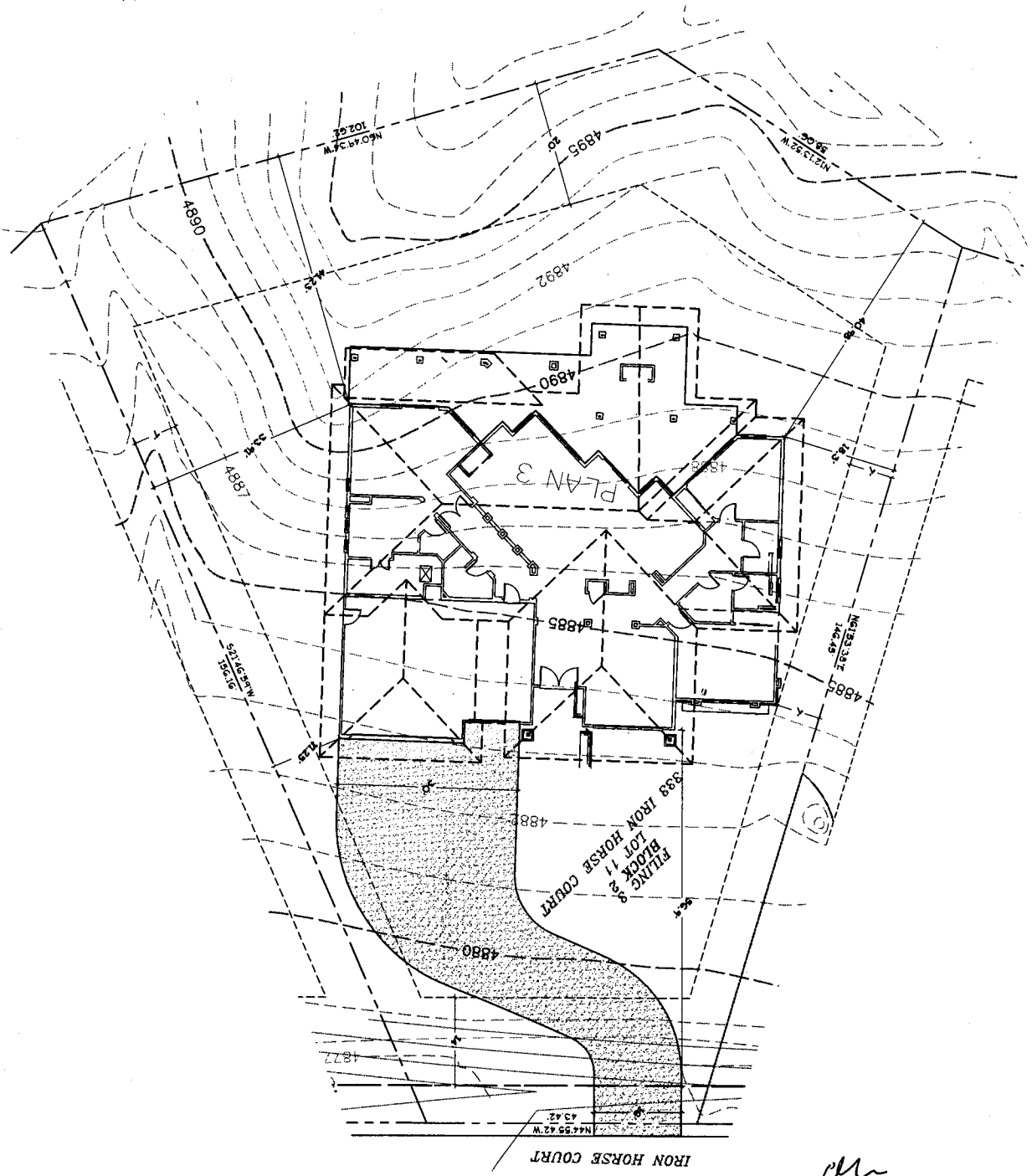
Applicant Signature Robert Helot Date 3-1-04  
 Department Approval Gayleen Henderson Date 3-5-04  
 Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 17044  
 Utility Accounting CM Coe Date 3/5/04

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)

333 IRON HORSE COURT

3-5-04 *Gayleen Henderson*  
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.



*CH*  
*W*  
3/2/04

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