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|--------|--------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| 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 336 IRONHORSE SQ. FT. OF PROPOSED BLDGS/ADDITION 2413
 TAX SCHEDULE NO. 2945-203-53-020 SQ. FT. OF EXISTING BLDGS -0-
 SUBDIVISION REDLANDS MESA TOTAL SQ. FT. OF EXISTING & PROPOSED 2413
 FILING 3 BLK 2 LOT 20 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER WAHALEN NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2299 RIDGES BLVD USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 464-0188 DESCRIPTION OF WORK & INTENDED USE RESIDENCE
 (2) APPLICANT CASTLE ROCK TYPE OF HOME PROPOSED:
 (2) ADDRESS BOX 1533 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 234-2400 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 RD 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 _____
 CENSUS A TRAFFIC _____ ANNEX# _____

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 Malot Date 4-26-04
 Department Approval H.C. Fay Hall Date 4/28/04

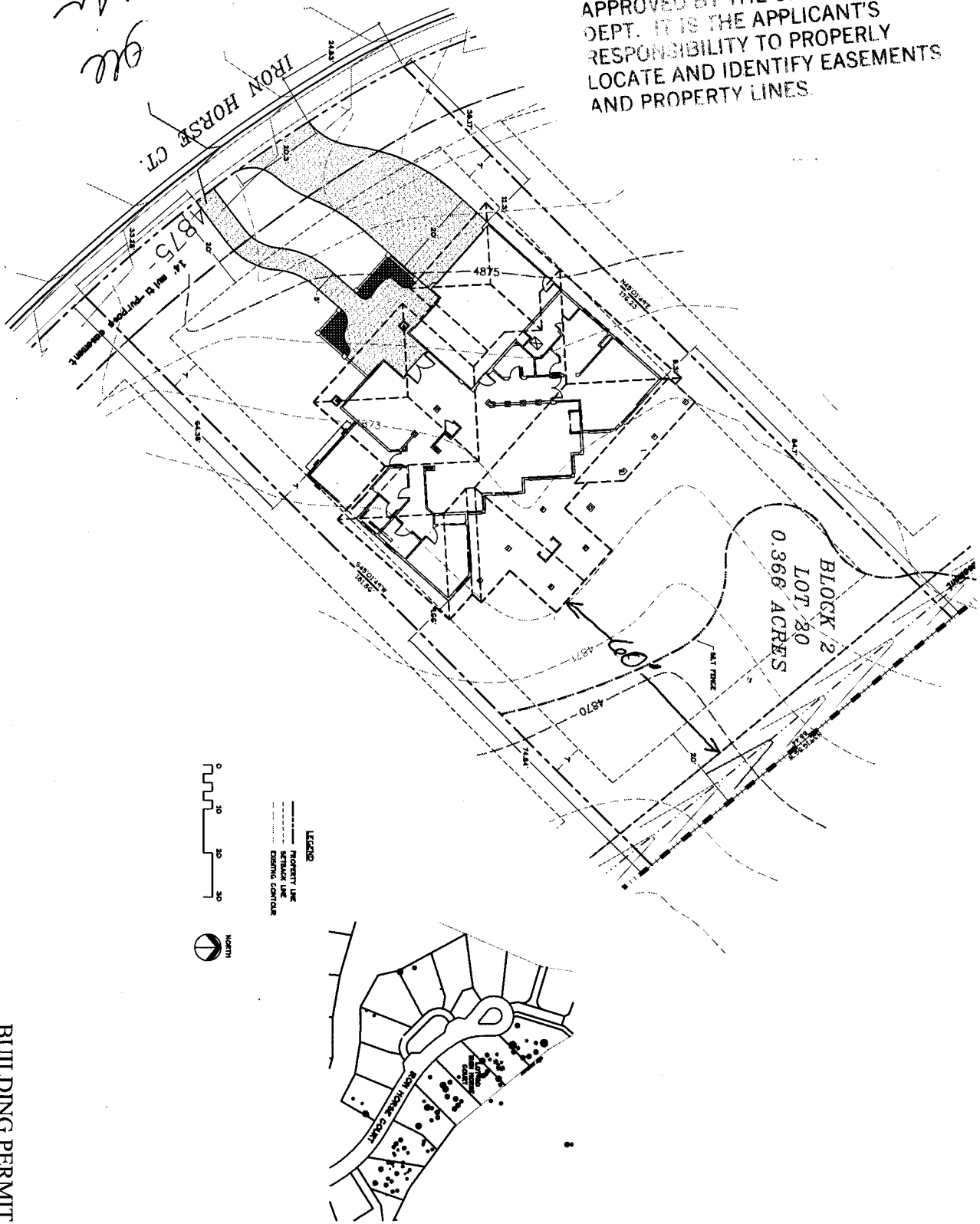
| | | | |
|--|--------------------|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>17206</u> |
| Utility Accounting | <u>D. Overholt</u> | Date | <u>4/28/04</u> |

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)

4/26/04
 W
 gce

4/26/04
 C. G. Gage
 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.



BUILDING PERMIT

IRON HORSE LOT 20 (WHALEN)
 REDLANDS MESA, GRAND JUNCTION

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|--|---|--|--|
| DRAWN BY: KE CHECKED: CR JOB NO: 0411 DATE: 4/26/04 REVISIONS: | SHEET NO: 1 OF 1 STATUS: PERMIT 000 PRELIMINARY 000 CONSTRUCTION AS BUILT | DRAWING NO: 0411-428-04-01 CIVIL: 428-04-01 | CIVAYONNE & ASSOC'S., INC. LANDSCAPE AND PLANNING ARCHITECTS 844 GRAND AVE. GRAND JUNCTION, CO 81501 PHONE: 970.241.0700 FAX: 970.241.0705 EMAIL: cva@cvayonne.com |
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