

FEE \$	10.00
TCP \$	1000.00
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 343 IRONHORSE CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2491

TAX SCHEDULE NO. 2945-203-53-016 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION REDLANDS MESA TOTAL SQ. FT. OF EXISTING & PROPOSED 2491

FILING 3 BLK 24 LOT 216 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 2299 W RIDGES USE OF EXISTING BUILDINGS N/A

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

(2) APPLICANT CASTLE ROCK 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 X NO _____
 or _____ from center of ROW, whichever is greater

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

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).

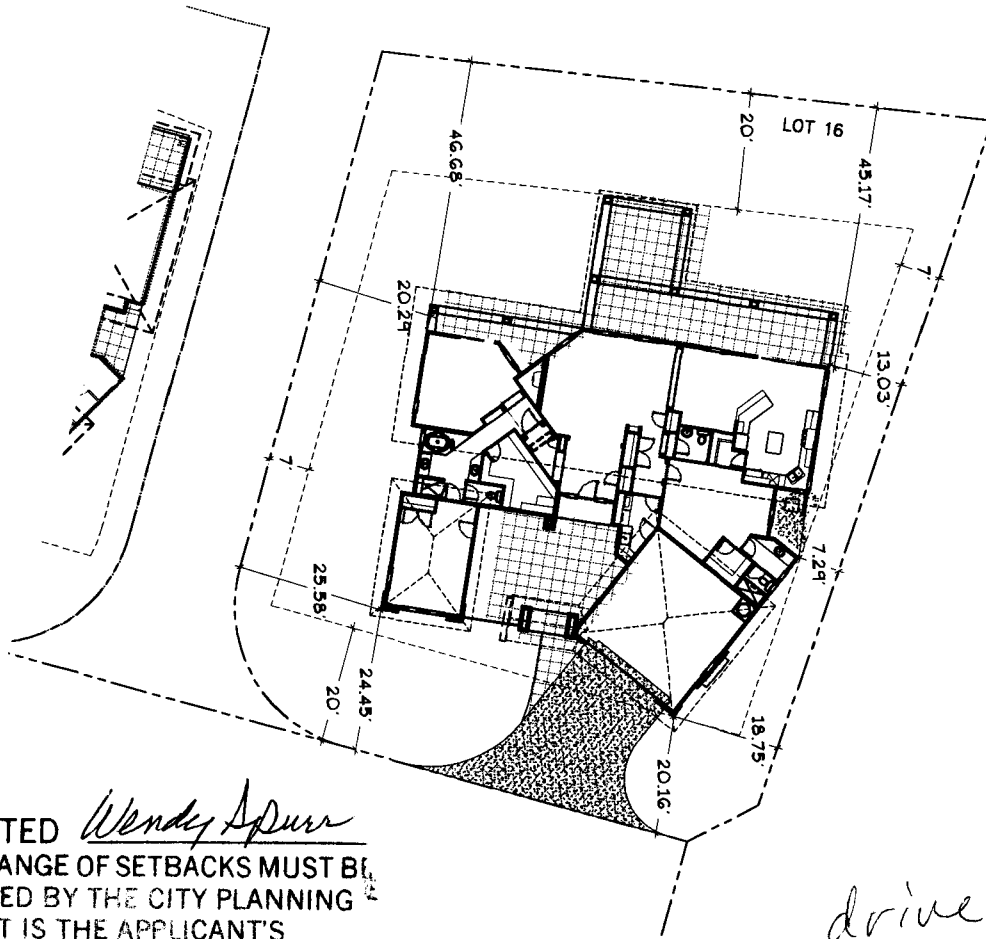
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Robert Helot Date 10-1-04

Department Approval AH Date _____

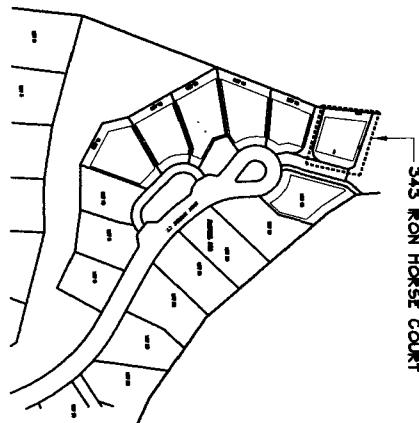
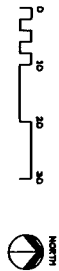
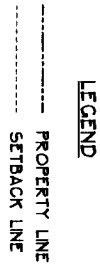
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>760</u>
Utility Accounting <u>Overholt</u>	Date <u>10/7/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



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.

drive on cur 10/6/04



SITE OVERVIEW

GAUONNE ROBERTS & ASSOC., INC.
 LANDSCAPE AND PLANNING ARCHITECTS
 GRAND CENT. CO. 81501
 PH: 970.241.6745
 FAX: 970.241.6745
 EMAIL: info@gaunne.com

SHEET NO. 1 OF 1
 STATUS: PRELIMINARY
 0000 PRELIMINARY
 0001 CONSTRUCTION
 0002 AS BUILT

DRAWING NO. 0443-9-23-04-1
 DRAWN BY: JDM
 CHECKED: CEB
 JOB NO. 0443
 DATE: 8/23/04
 REVISIONS:

343 IRON HORSE, LOT 16
 REDLANDS MESA, GRAND JUNCTION, COLORADO

FEE \$	10.00
TCP \$	1000.00
SIF \$	290.00

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

BLDG PERMIT NO. _____



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 or _____ from center of ROW, whichever is greater

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

Maximum Height 32' Special Conditions Castle is not an accessory dwelling unit HAS no kitchen facility

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Applicant Signature Robert Helot Date 10-1-04

Department Approval JK Date _____

Additional water and/or sewer tap fee(s) are required:	YES <u>0</u>	NO	W/O No. <u>1760</u>
Utility Accounting <u>0 Credit</u>	Date <u>10/7/04</u>		