

| |
|---------------------|
| FEE \$ <u>10.00</u> |
| TCP \$ |
| SIF \$ |

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

85019-48066 @

Building Address 2321 MERIDIAN CT No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. 2945-203-55-015 Sq. Ft. of Existing Bldgs 6,792 Sq. Ft. Proposed _____
 Subdivision Redlands Sq. Ft. of Lot / Parcel _____
 Filing 3 Block 4 Lot 15 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Steve + Connie Kelly
 Address 6600 KANAWHA CA RD
 City / State / Zip WHITWATER, CA, 91527

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Swimming Pool 380 FT

APPLICANT INFORMATION:

Name Skyline Homes + Pools
 Address 2289 COUNTY RD 1-A
 City / State / Zip Montrose Co 81401
 Telephone (970) 626-5055

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 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 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 15' from PL Rear 35' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

PAID
DEC 08 2004

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).

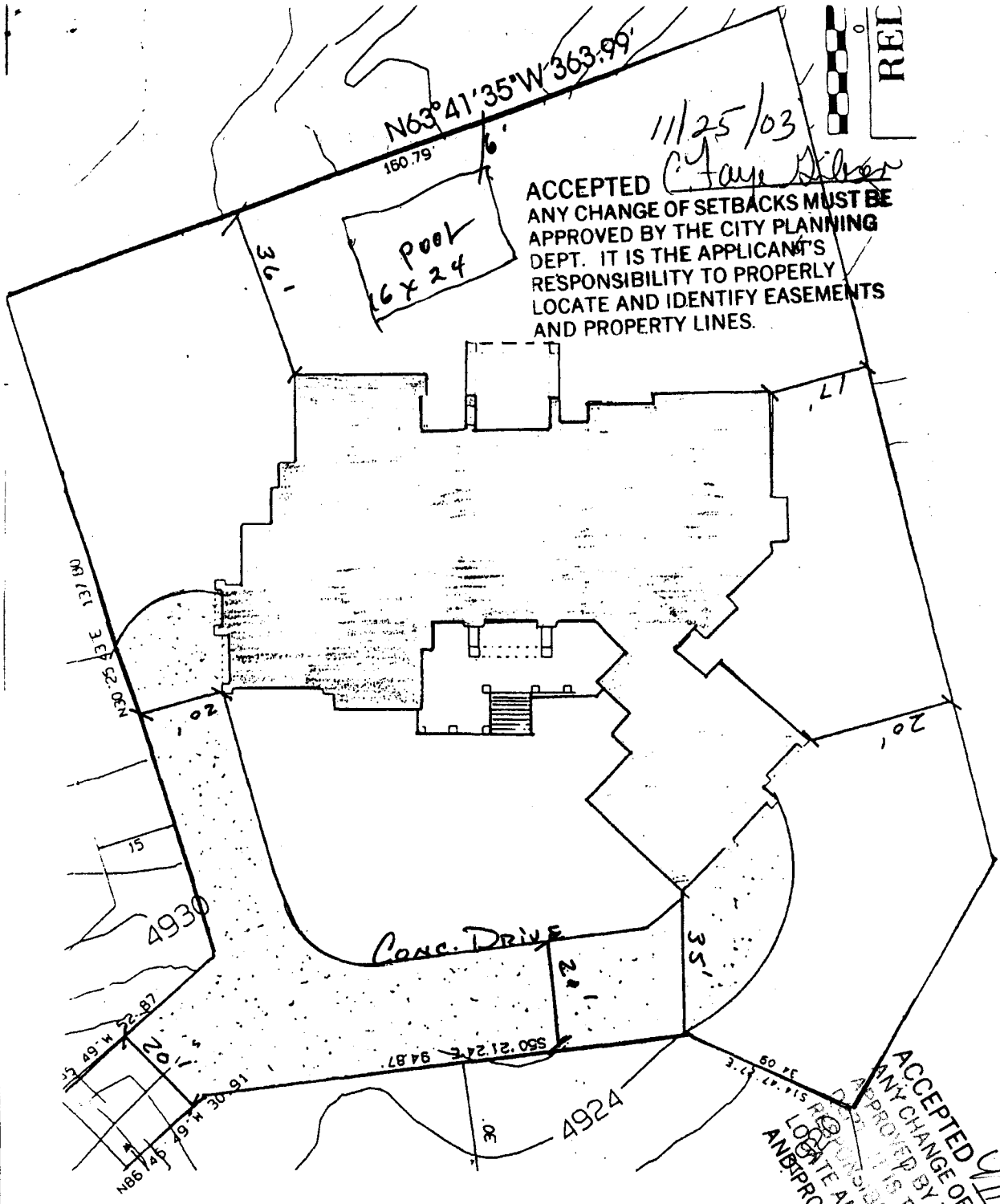
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 12-8-04
 Department Approval [Signature] Date 12/8/04

| | | | |
|--|---------------------|-------------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. <u>pool</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>12/8/04</u> | | |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT 15 BLOCK 4 FILING 3



11/25/03
C. Jay Silver
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.

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**REDLANDS MESA
FILING 3**

*OK
W
11/21/03*

M. [unclear]