

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 2349 Yellow CAT COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 5422

TAX SCHEDULE NO. 2945-203-53-028 NO. OF EXISTING BLDGS 0

SUBDIVISION Redlands MESA TOTAL SQ. FT. OF EXISTING & PROPOSED 5422

FILING 5 BLK 2 LOT 12 NO. OF DWELLING UNITS: 0 Before: 0 After: 1 *Sq Ft of Lot/Parcel 23,592*

(1) OWNER Jim & Moja Lindsey *Sq Ft coverage of Lot by Structures this Construction 25% 5,960*

(1) ADDRESS 3400 Reeves Canyon Rd Redwood Valley CA NO. OF BUILDINGS ON PARCEL Before: 0 After: 1 this Construction

(1) TELEPHONE _____ USE OF EXISTING BUILDINGS 0

(2) APPLICANT Conquest Construction DESCRIPTION OF WORK & INTENDED USE NEW CONSTRUCTION

(2) ADDRESS 1111 S. 12th St. TYPE OF HOME PROPOSED: Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE 970-243-1242 _____ Manufactured Home (HUD) _____ Other (please specify) Pool

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 15' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

"A"

CENSUS _____ 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 [Signature] Date 3-26-04

Department Approval [Signature] Date 3/26/04
(ok per KP)

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>7114</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-26-04</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)

