FEES 1/2.00 TOP 5 1600 *0 SIF 5 2992.00 PLANNING CLEARANCE (Single Family Residential and Accessory Structures) Community Development Department BLDG PERMIT NO. BLDG ADDRESS 35 BLICAL VISTA D2. SQ. FT. OF PROPOSED BLDGS/ADDITION 1/297 Image bill and Accessory Structures) Diver balage to a make Community BLDG ADDRESS 35 BLICAL VISTA D2. SQ. FT. OF PROPOSED BLDGS/ADDITION 1/297 Image bill and Accessory Structures) BLDG ADDRESS 35 BLICAL VISTA D2. SQ. FT. OF PROPOSED BLDGS/ADDITION 1/297 Image bill and Accessory Structures) SUBDIVISION Red TAIL BUDG. TOTAL SQ. FT. OF EXISTING 8 DROPOSED 1/209 FILING BLK 4 LOT 7 Bod of DWELLINE UNITS Before: D- After:	м <u>с</u>			
Single Family Residential and Accessory Structures) Community Development Department	FEE\$ 10.00			BLDG PERMIT NO.
SIFS 2011	TCP\$ 1500 00	(Single Family Residential a	nd Accessory Structur	
BLDG ADDRESS 35 BLLANA VISTA	SIF\$ 292.00	Community Develo	oment Departmer	<u>nt</u>
TAX SCHEDULE NO. 2143-324-15-004 SQ. FT. OF EXISTING BLDGS				Your Bridge to a Better Community
SUBDIVISION Red TAIL Ridge. TOTAL SQ. FT. OF EXISTING & PROPOSED [] [202] FILING BLK 4 LOT 7 NO. OF DWELLING UNITS: Before: 4 After: 1 this Construction NO. OF BUILDINGS ON PARCEL (1) ADDRESS [54]B W. TRACCACHENTS** Before: 4 After: 1 this Construction (1) ADDRESS [54]B W. TRACCACHENTS** USE OF EXISTING BUILDINGS N/A (1) ADDRESS [54]B W. TRACCACHENTS** USE OF EXISTING BUILDINGS N/A (2) APPLICANT Ridemode Entreprises Description of work & INTENDED USE NW [] [65] [Antial Wandactured Home (IUD). (2) TELEPHONE 242-7444 (3) ADDRESS [54]B W. TRACK De roles of the property, driveway location & width & all easements & rights-of-way which abut the parcel. (4) TELEPHONE 242-7444 (5) TELEPHONE 242-7444 (4) TRACKS: Front 0 & B for 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 25 1/2 ** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF ** ZONE 25 1/2 Maximum Height 35 Structure authorized by this application cannot be occupied unill a final inspection has been completed and a Cettificate of Cocc	BLDG ADDRESS 135	BLIENA VISTA DR	. SQ. FT. OF PROPC	SED BLDGS/ADDITION
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12) APPLICANT Kudemode Entrepleted Single family Howe 12) ADDRESS 1548 (1). Tride on oden 7 #4 TYPE OF HOME PROPOSED: 12) ADDRESS 1548 (1). Tride on oden 7 #4 Manufactured Home (HUD) 12) TELEPHONE 043-7444 Site Built Manufactured Home (HUD) 12) TELEPHONE 043-7444 Manufactured Home (HUD) Other (please specify) 12) REQUIRED: One plot plan, on 8 ½" 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 ONE 20NE 257 Y from property line (PL) or from PL, Rear 25' Side 7' from PL, Rear 25' Side 7' from PL, Rear 25' Maximum Height 35' Special Conditions Differ Regurate KL 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 comply with any and all codes, ordinances, laws, regulations or restrictions which appl	_	•	USE OF EXISTING	
(a) ADDRESS 1548 (b): Trode purplement of the property in content of	(2) APPLICANT Rider	TORE ENTERPRISES		JINGK FAMILY HOUKS
(2) TELEPHONE $\underline{342} - \underline{7444}$ Other (please specify) REQUIRED: One plot plan, on 8 ½" 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. Image: THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF Tem ZONE $\underline{154} \cdot 4$ Maximum coverage of lot by structures SUME OPEN: This SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF Tem ZONE $\underline{154} \cdot 4$ Maximum coverage of lot by structures SUME OPEN: Tem PL OPEN: Tem PL No Parking Regimt Side 7 from PL, Rear 25 from PL Parking Regimt 2 Maximum Height 35 from PL Maximum Height 35 from PL Maximum Regimt 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 comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure tof demply shall resul	2 ADDRESS 1548 4). INOK DE POLENT #4	1/	
property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel. Image: This SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF ZONE List - 1 Maximum coverage of lot by structures 50% STRACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater Permanent Foundation Required: YES XNO Side from PL, Rear 25' from PL Maximum Height 35' Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this applicable, by the Building Department (Section 305, Uniferent Building Code). FER 10 2005 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/GRmply shall result in legal action, which may include but not precessarily be limited to non-use of the building(s). Applicant Signature	⁽²⁾ TELEPHONE _ 242	-7444		•
Image: This section to be completed by community development department staff for the project is greater ZONE				
ZONE RSF_4' Maximum coverage of lot by structures 50% SETBACKS: Front $20'$ from property line (PL) orfrom center of ROW, whichever is greater Permanent Foundation Required: YESNO Side $7'$ from PL, Rear $25'$ from PL Parking Req'mt 2 Maximum Height $35'$ CENSUS $Engineerkel from enter for methods in a special Conditions Drawage from enter for methods in a special Conditions Drawage from enter for methods in a special Conditions Drawage from enter for methods in a special Conditions of this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniferm Building Code). I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply with any and all codes, ordinances, laws, regulations or restrictions which a$	property lines, ingress/egr	ress to the property, driveway lo	cation & width & all eas	sements & rights-of-way which abut the parcel.
SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater Side from PL, Rear 25' Maximum Height from PL Permanent Foundation Required: YES_X_NO Maximum Height from PL Parking Req'mt	re This Sectio	N TO BE COMPLETED BY C	OMMUNITY DEVELO	PMENT DEPARTMENT STAFF 🕫
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Sidefrom PL, Rearfrom PL Parking Req'mt 2 Maximum Height			Permanent F	Foundation Required: YES χ NO
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, Unifern 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 of the building (s). Applicant Signature Date Department Approval NA Mdditional water and/or sewer tap fee(s) are required: YES NO W/O No.		-	Parking Req	mt 2 aver a site sound the acaling
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Department Approval <u>NA U//S/LL (MAGDL</u> Date <u>2/10/05</u> Additional water and/or sewer tap fee(s) are required: YES <u>NO</u> W/O No. (M.S.O)	Applicant Signature	hat	r	Date 1/54/05
Additional water and/or sewer tap fee(s) are required: YESNO W/O No. (M.L.O		A MISHI. MAGINI		
- Ondo)		Paul at
	Utility Accounting	FIRe and Using		Und

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

(White: Planning) (Yellow: Customer) (F

(Pink: Building Department)

(Goldenrod: Utility Accounting)

