

FEE \$ 10.00
 TCP \$
 SIF \$

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

BLDG PERMIT NO.

Building Address 96545-5490d
2374 CLAYSTONE CT
 Parcel No. 2945-204-01-029
 Subdivision Redlands MESA
 Filing 1 Block 1 Lot 29

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 4305 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 0.37 AC
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure Swimming pool +- 110' PRIVACY WALL 5'H

OWNER INFORMATION:

Name KEYSTONE Custom Bldgs
 Address 336 MAIN ST. #201
 City / State / Zip GRAND JUNCTION, Co.

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Swimming pool +- 110' PRIVACY WALL 5'H.

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 970-243-9428

*TYPE OF HOME PROPOSED: NA.
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Swimming pool & PRIVACY WALL 5'H.

NOTES: No Add Bath / No SWR CHANGES

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 <u>PD</u>	Maximum coverage of lot by structures <u>35%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>		
Side <u>15'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____		
Voting District <u>A</u>	Driveway Location Approval _____		
(Engineer's Initials)			

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).

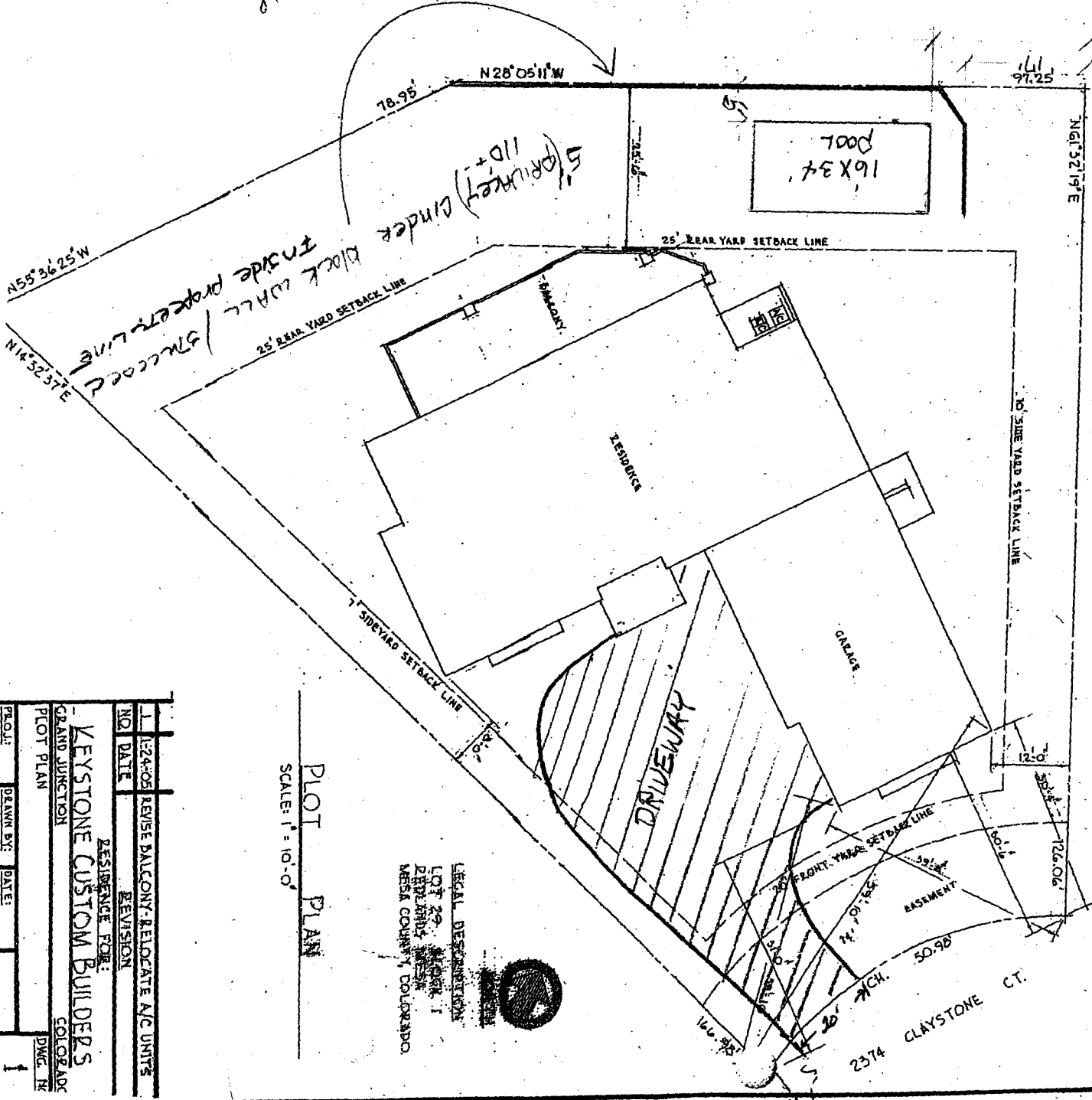
Applicant Signature [Signature] Date 8/15/05
 Department Approval [Signature] Date 8/15/05

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No.
Utility Accounting <u>AS</u> Date <u>8/15/05</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)

2/22/05
 W
 au
 drive

ACCEPTED *Wishu Aragon* 3/7/05
 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.



PLOT PLAN
 SCALE: 1" = 10'-0"

LEGAL DESCRIPTION:
 LOT 29, BLOCK 1
 ZEPHYRUS RESUB
 MENA COUNTY, COLORADO

NO.	1	DATE	12-24-05	REVISION	REVISE BALCONY-RELOCATE A/C UNITS
RESIDENCE FOR: KEYSTONE CUSTOM BUILDERS GRAND JUNCTION COLORADO					
PLOT PLAN					
PROJECT	R-321	DRAWN BY	T.C.	DATE	12-21-04
OF	1				