

FEE \$	10.00
TCP \$	1539.00
SIF \$	400.00

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

BLDG PERMIT NO. _____

Building Address 326 IRON HORSE CT
 Parcel No. 2945 203-58-003
 Subdivision REALDAS MESA GOLF COM.
 Filing 3A Block 2 Lot 24R

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2666
 Sq. Ft. of Lot / Parcel 13,585 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4,047
 Height of Proposed Structure 17'7"

OWNER INFORMATION:

Name AL & NANCY BARBER
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name ULTIMATE DESIGN & CONS. LLC
 Address 11385 BOSTWICK PK RA
 City / State / Zip Montrose, Co. 81401
 Telephone 970-249-3025

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 35.7%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES A NO _____
 Side 7 from PL Rear 25 ²⁰ from PL Parking Requirement 2
 Maximum Height of Structure(s) 32 Special Conditions _____
 Voting District A Driveway Location Approval RAD
 (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 6-20-06
 Department Approval [Signature] Date 7/14/06

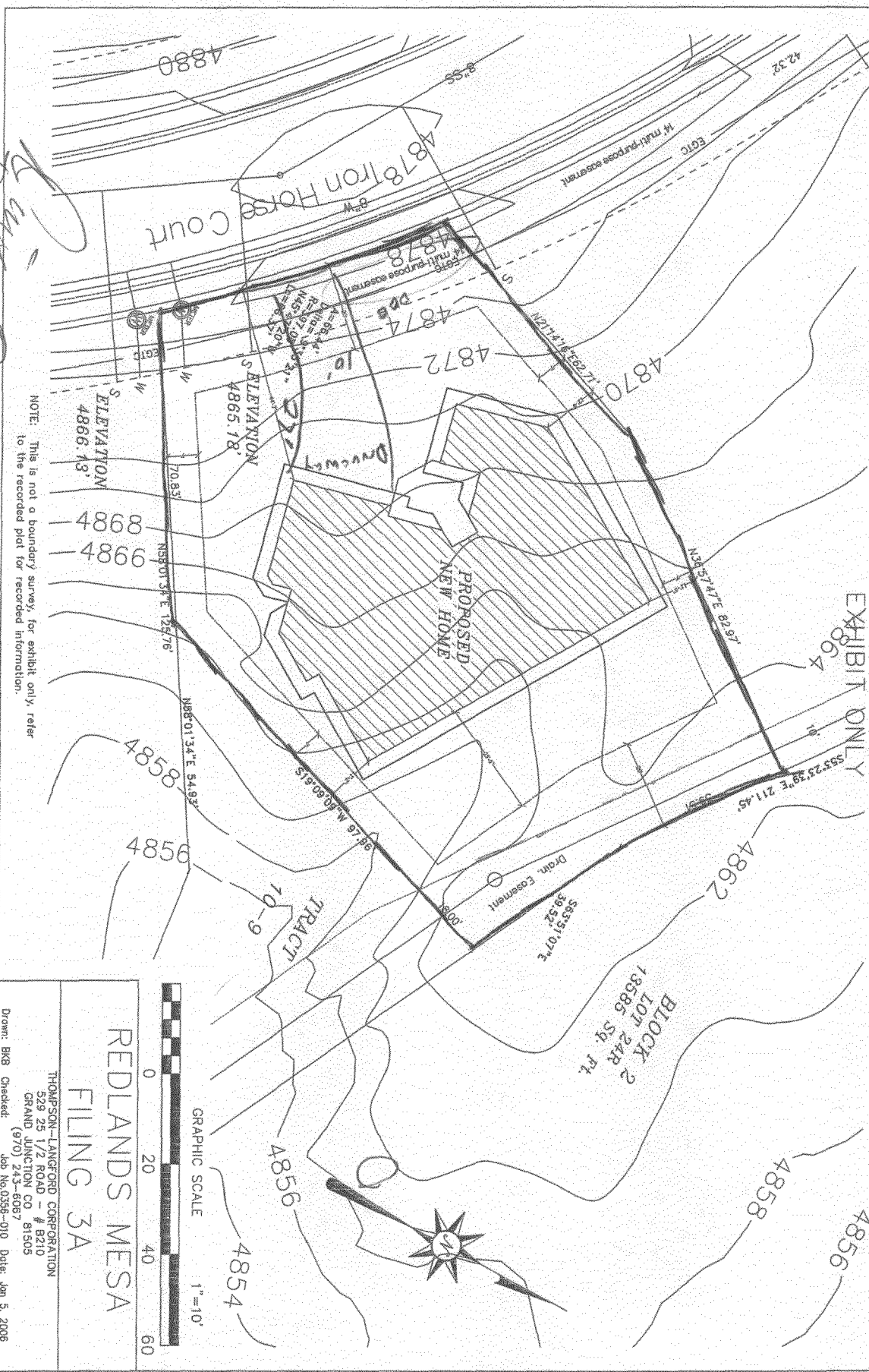
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19299</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/14/06</u>		

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)

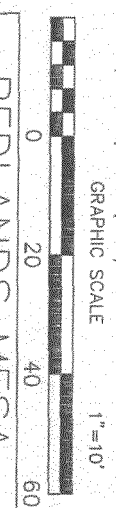
7-14-06
 [Handwritten signature]

LOT 24R BLOCK 2 FILING 3A

EXHIBIT ONLY



NOTE: This is not a boundary survey, for exhibit only, refer to the recorded plat for recorded information.



REDLANDS MESA
 FILING 3A

THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # 8210
 GRAND JUNCTION CO 81505
 (970) 243-6087
 Job No.0356-010 Date: Jan 5, 2006

Site Plan
 SCALE 1"=10'

ACCEPTED [Signature]
 ANY CHANGE OR SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. RESPONSIBLE FOR PROPERTY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

WDR
 WAYNE D RHODES
 54414 HICKORY ROAD OLATHE, CO 81425
 970-323-6742 PHONE OR FAX

PAUL SINNER DBA U.D.C. LLC
 11385 BOSTWICK PARK ROAD
 MONTROSE, COLORADO 81401
 BARBER RESIDENCE

LOT #24

WDR CAD SERVICE
 WAYNE D RHODES
 CAD DRAFTING & DESIGN
 54414 HICKORY ROAD OLATHE, CO 81425
 970-323-6742 PHONE OR FAX

EXHIBITORS	BY

