

FEE \$	10 ⁰⁰
TCP \$	1539 ⁰⁰
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2301 W. Ridges Blvd SQ. FT. OF PROPOSED BLDGS/ADDITION 3674 sq. ft. living 1080 sq. ft. garage

TAX SCHEDULE NO. 2945-203-60-006 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Redlands Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 3674 living 1080 garage

FILING 6 BLK _____ LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Tom & Arlys LaFehr NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 1997 S. Broadway USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 970-241-4541 DESCRIPTION OF WORK & INTENDED USE New Single Family

(2) APPLICANT Lopez Const. TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) ADDRESS 3032 E 1/2 rd. GT Other (please specify) _____

(2) TELEPHONE 970-434-5954 - 276-6227

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 per plan

SETBACKS: Front 30 from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

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

Maximum Height 32' Special Conditions Acco Required

CENSUS _____ TRAFFIC _____ ANN# _____

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).

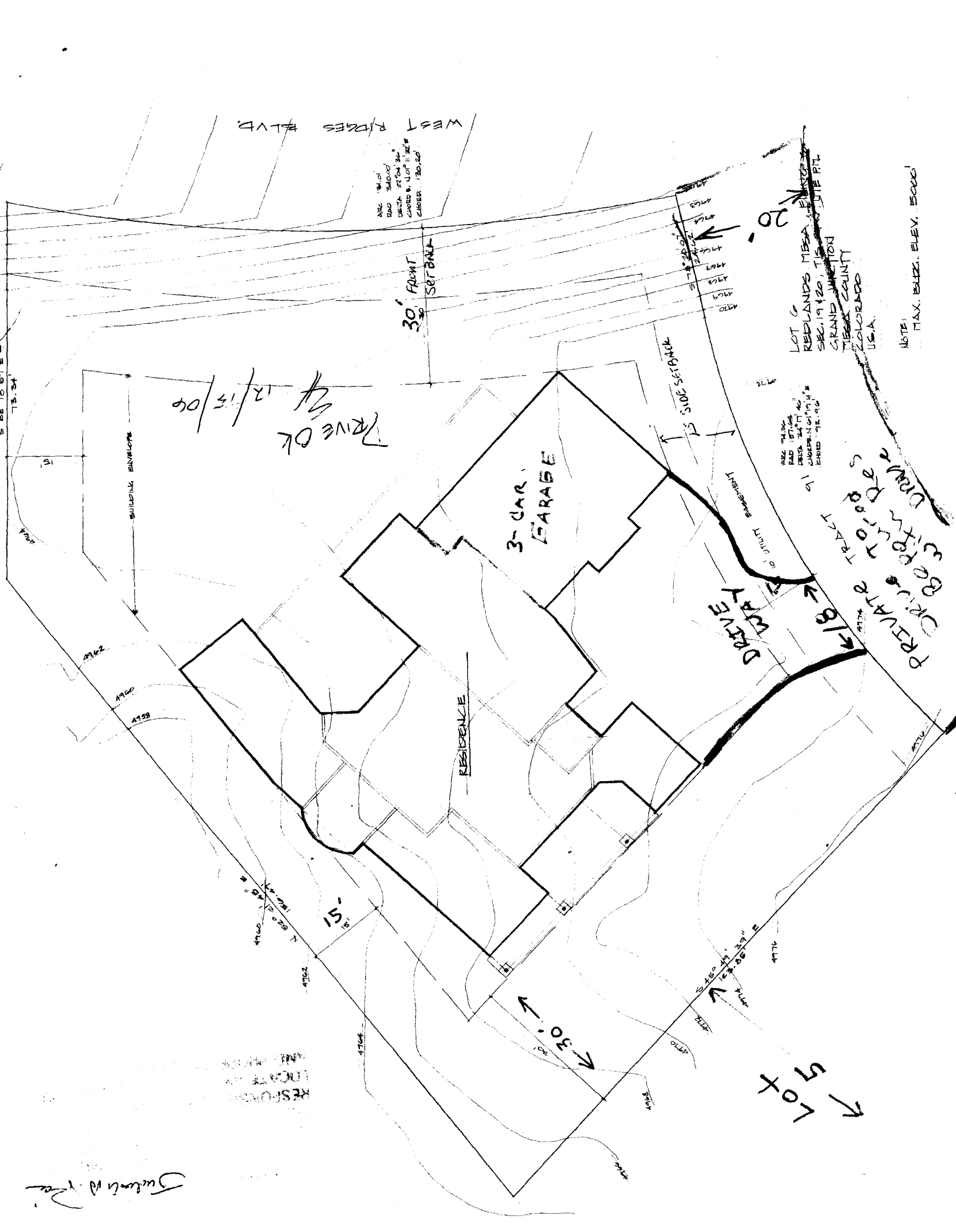
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 12-19-2006

Department Approval [Signature] Date 12/19/2006

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>1998</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12/19/06</u>

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



WEST RIDGES BLVD

ARE 94.01
BAD 34000
DECK 2704 3/4
CHORD 8.107 11 22 1/2
CHORD 130.20

30' FRONT SETBACK

5' SIDE SETBACK

20'

LOT 6
REDLANDS MESA
SEC. 19 T20, T15
GRAND JUNCTION
TIERRA COUNTY
COLORADO
U.S.A.

NOTE:
MAX. BUZZ. ELEV. 5000'

DRIVE OK
12/15/04

3-CAR GARAGE

RESIDENCE

DRIVEWAY

PRIVATE DRIVE
TRACT
CROSS TO TOP
30' FROM TOP
CROSS TO TOP
CROSS TO TOP

BUILDING ENVELOPE

A782

A900

A758

15'

30'

3' 6" 3' 6" 3' 6" 3' 6"

Lot 5

RESPONSIBLE
LOCATE AND
MARK

Justin M. [Signature]