

FEE \$ 10.00
TCP \$ 1539.00
SIF \$ 460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2311 W. Ridges Blvd.
Parcel No. 2945-203-60-001
Subdivision Redlands Mesa
Filing 6 Block _____ Lot 1

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 8,300 sq. ft.
Sq. Ft. of Lot / Parcel 104,879 sq. ft.
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 9,688 sq. ft.
Height of Proposed Structure 24 ft. 0 inches

OWNER INFORMATION:

Name Doug & Robin Reed
Address 887-25 Road
City / State / Zip Grand Jet, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Conquest Construction
Address 1111 S 12th Street
City / State / Zip Grand Jet, CO 81501
Telephone 970-243-1242

***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 _____

SETBACKS: Front per bldg encl. from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side per from PL Rear _____ from PL Parking Requirement _____

Maximum Height of Structure(s) 5010 ft. Special Conditions See Site Plan for

Voting District _____ Driveway Location Approval [Signature] Specific notes
(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 10-11-04

Department Approval [Signature] Date 10/22/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19600</u>
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Utility Accounting <u>[Signature]</u>	Date <u>10/23/04</u>
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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)

