

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 73669



*JK*

Your Bridge to a Better Community

BLDG ADDRESS 2054 SNOW MESA LN SQ. FT. OF PROPOSED BLDGS/ADDITION 2800

TAX SCHEDULE NO. \_\_\_\_\_ SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SEASON @ TIARA RADO TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 5 BLK \_\_\_\_\_ LOT 7

(1) OWNER GARY DANA

(1) ADDRESS \_\_\_\_\_

(1) TELEPHONE 480-654-8657

(2) APPLICANT GREG DUFF

(2) ADDRESS 2099 K RD FRUITA

(2) TELEPHONE 858-1490 81521

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS —

DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RES.

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 PR4.4

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 4' on east side from PL, Rear 10' from PL  
15' on west side

Maximum Height 18'

Maximum coverage of lot by structures \_\_\_\_\_

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Parking Req'mt 2

Special Conditions \_\_\_\_\_

CENSUS 66 TRAFFIC 1401 ANNEX# \_\_\_\_\_

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 Gregory Duff Date 1/24/2000

Department Approval Trish Magon Date 1/25/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12813</u>
Utility Accounting	Date <u>1/25/00</u>		

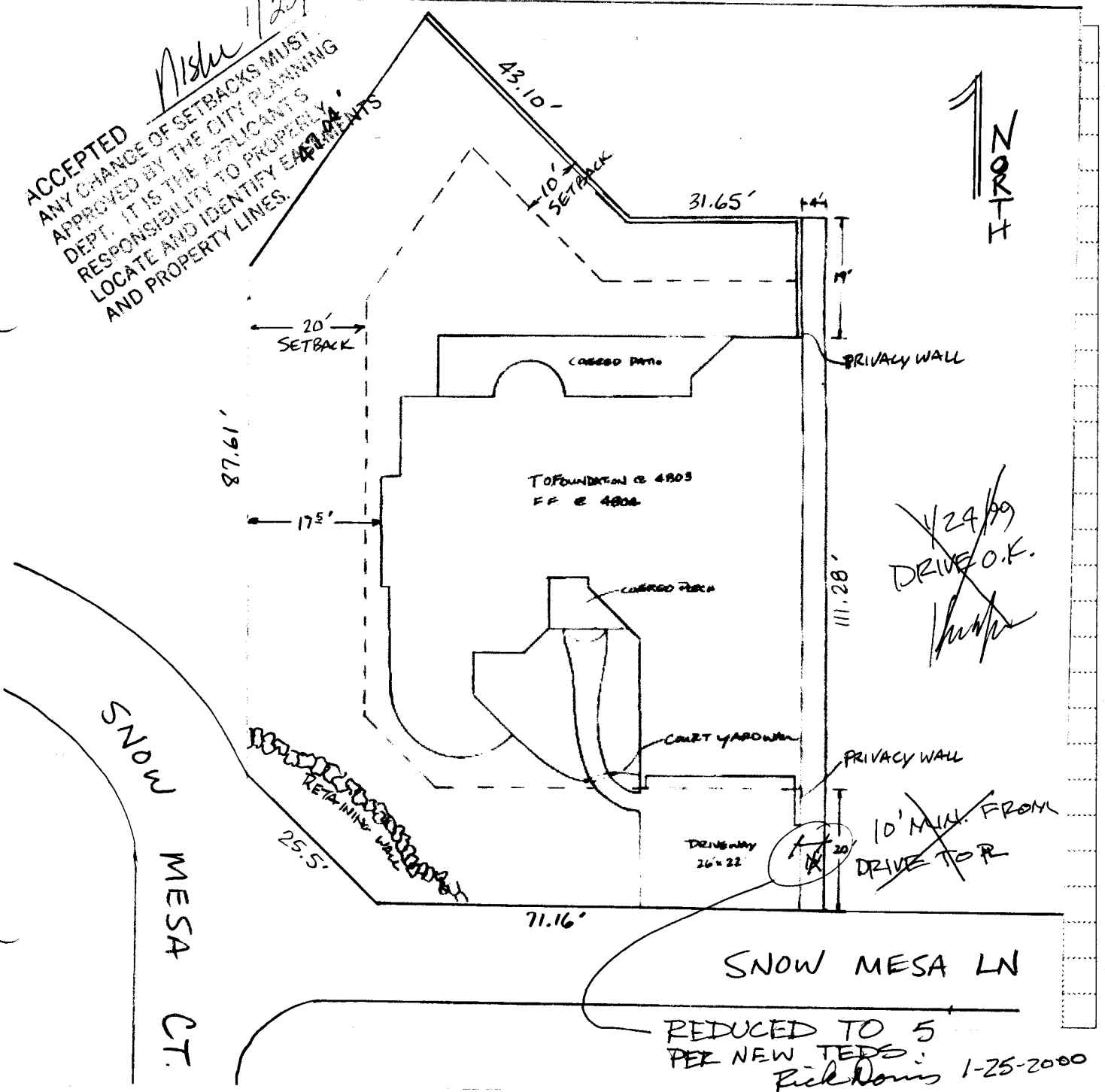
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**In the Space Below Please Neatly Draw a Site Plan Showing the Following:**

1. An outline of the **property lines** with dimensions. . . . . [ ]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. . . . . [ ]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). . . . . [ ]
4. All **easements** and **rights-of-way** on the property. . . . . [ ]
5. All **other structures** on the property. . . . . [ ]
6. All **streets** adjacent to the property and street names . . . . . [ ]
7. All existing and proposed **driveways**. . . . . [ ]
8. Location of existing and/or **proposed parking** and **number of spaces**. . . . . [ ]

**Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.**



The Seasons at Tiara Rado  
Design Review Committee

Construction Start Approval Form

Filing No. 5

Lot No. 7

Address: 2054 SNOW MESA LN  
GRAND JUNCTION CO 81502

Owner: GARY DADA

Approval to Start Construction Of:

	Initials	Comments
Residential Building	JA	
Stucco Wall	JA	
Wood Fence		N/A
Other:	JA	FOUNDATION

The above item(s) have been approved for the Start of Construction by the Design Review Committee at a meeting held on Jan 21, 2000.

[Signature]  
DRC Representative 242-9482

1/21/2000  
Date