

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	292 ⁻

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

BLDG PERMIT NO. 75513



EX

Your Bridge to a Better Community

BLDG ADDRESS 2056 Snow Mesa Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,900.

TAX SCHEDULE NO. 2947-271-14-006 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Seasons TOTAL SQ. FT. OF EXISTING & PROPOSED 0

FILING 5 BLK 1 LOT 6 NO. OF DWELLING UNITS:

(1) OWNER Aegerter Aegerter Before: 0 After: 1 this Construction

(1) ADDRESS 120 35th St Newport Beach CA NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE (949) 650-7391 Before: 0 After: 1 this Construction

(2) APPLICANT Chris Kendrick Conah USE OF EXISTING BUILDINGS Single Family Residence

(2) ADDRESS 231 W. Falber Park Rd DESCRIPTION OF WORK & INTENDED USE _____

(2) TELEPHONE 245-8987 TYPE OF HOME PROPOSED:

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

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 PR 4.4

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

Side 4' / 17' from PL, Rear 10' from PL

Maximum Height 26'

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES NO _____

Parking Req'mt 2

Special Conditions bdg envelopes

CENSUS 66 TRAFFIC 1401 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 6-15-2000

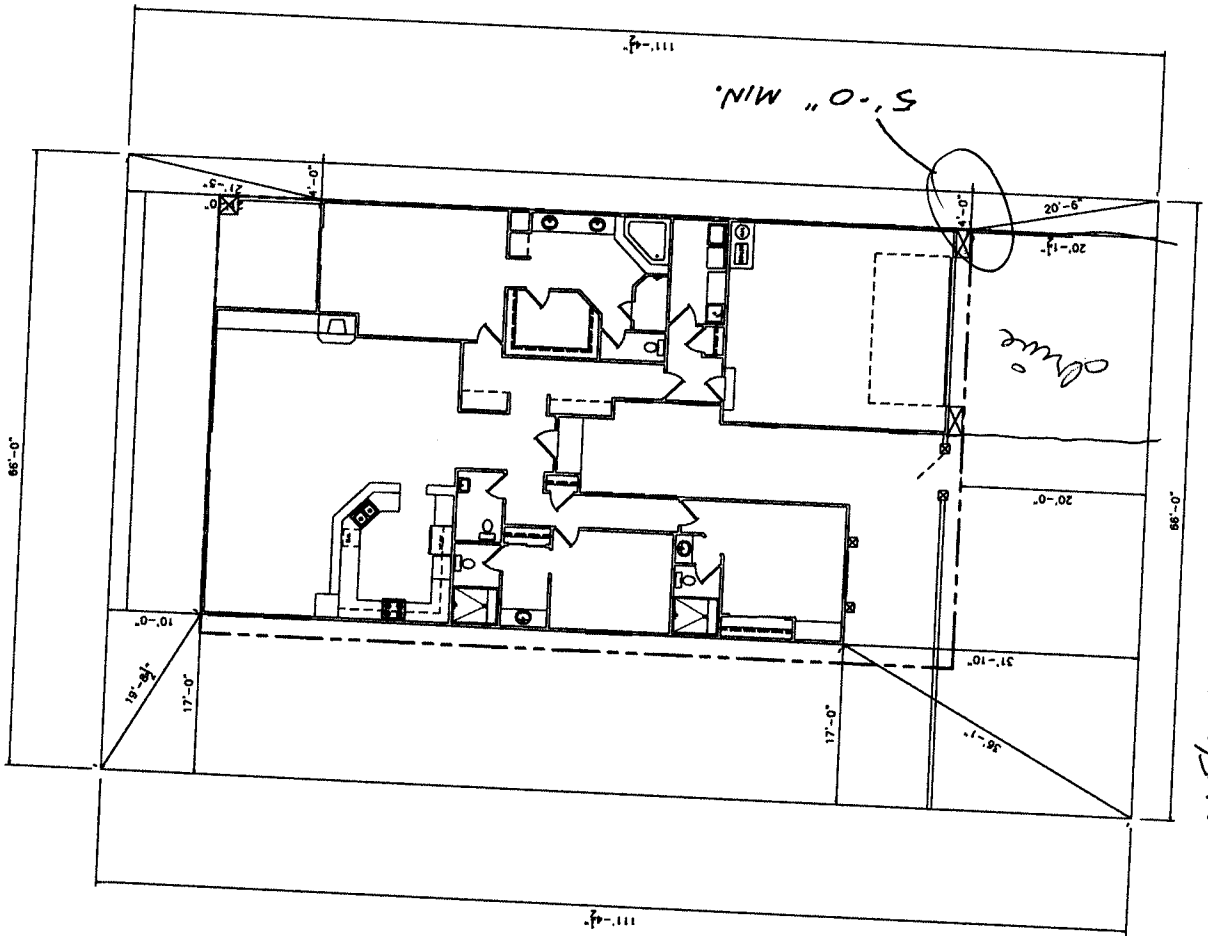
Department Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13206</u>
Utility Accounting	<u>C. Bensley</u>	Date	<u>6/28/00</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)

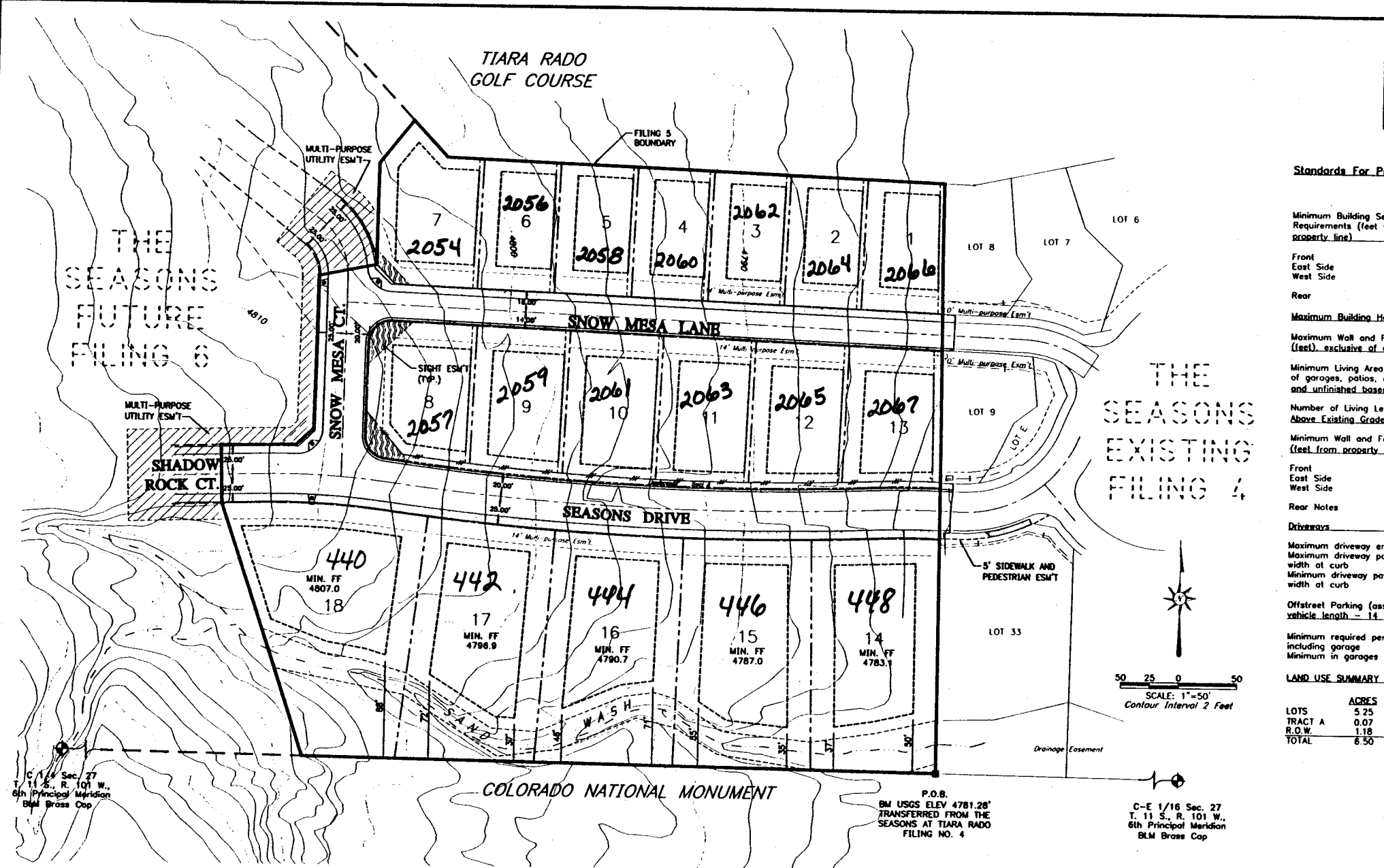
LOT 6
 THE SEASONS AT TIARA RADO
 FILING 5



Drive OK as measured
6/29/00
Setbacks okay
pp 6/14
per bldg. inspector

2050 SNOW MESA LANE

ACCEPTED KKA 6/28/00
 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.



Standards For Pr

Minimum Building Set Requirements (feet from property line)

Front
East Side
West Side

Rear

Maximum Building He

Maximum Wall and F (feet), exclusive of a

Minimum Living Area of garages, patios, d and unfinished basen

Number of Living Lev Above Existing Grade

Minimum Wall and Fe (feet from property l

Front
East Side
West Side

Rear Notes

Driveways

Maximum driveway en Maximum driveway po width at curb

Minimum driveway po width at curb

Offstreet Parking (ass vehicle length - 14 l

Minimum required per including garage
Minimum in garages

LAND USE SUMMARY

	ACRES
LOTS	5.25
TRACT A	0.07
R.O.W.	1.18
TOTAL	6.50

LEGEND

- NEW PROPERTY LINE _____
- EXISTING PROPERTY LINE _____
- RIGHT-OF-WAY _____
- BARRIER FENCE _____
- SURVEY MARKER ●
- UTILITY PED ○
- ELECTRIC BOX □
- INDEX CONTOUR - - - - -

Owners of Lots on which Exclusive Easements are located shall have right of entry and access to Exclusive Easement area to maintain facilities associated with each Owner's home (i.e., building, walls, fences, etc.). Owners of Lots on which Exclusive Easements are located will take all precautions within a normal standard of care to protect all landscaping while accessing and working in the Exclusive Easement.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } SS
 I hereby certify that this instrument was filed
 at _____ o'clock _____ M. this _____ day o

C-1/16 Sec. 27
 T. 11 S., R. 101 W.,
 6th Principal Meridian
 BLM Brass Cap

P.O.B.
 BM USGS ELEV 4781.28'
 TRANSFERRED FROM THE
 SEASONS AT TIARA RADO
 FILING NO. 4

C-E 1/16 Sec. 27
 T. 11 S., R. 101 W.,
 6th Principal Meridian
 BLM Brass Cap