

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



BLDG PERMIT NO. 76372

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

BLDG ADDRESS 2060 Snow Mesa Ln TAX SCHEDULE NO. 2947-271-14-004

SUBDIVISION Seasons at Tiara Rado SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2528

FILING 5 BLK _____ LOT 4 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Colorado Classic Builders NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 406 Ridges Blvd. #5 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 260-2399 USE OF EXISTING BLDGS N/A

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: new

(2) ADDRESS _____
(2) TELEPHONE _____ Single family Residence

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR4.4 Maximum coverage of lot by structures bdg envelope

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater

Side 4' @ 15' from PL Rear 10' from PL Special Conditions ACC Approval Req'd.

Maximum Height 18' CENSUS 1401 TRAFFIC 66 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Marcia W. Johnson Date 7-26-00

Department Approval Donnie Edwards Date 8-10-00

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 13319

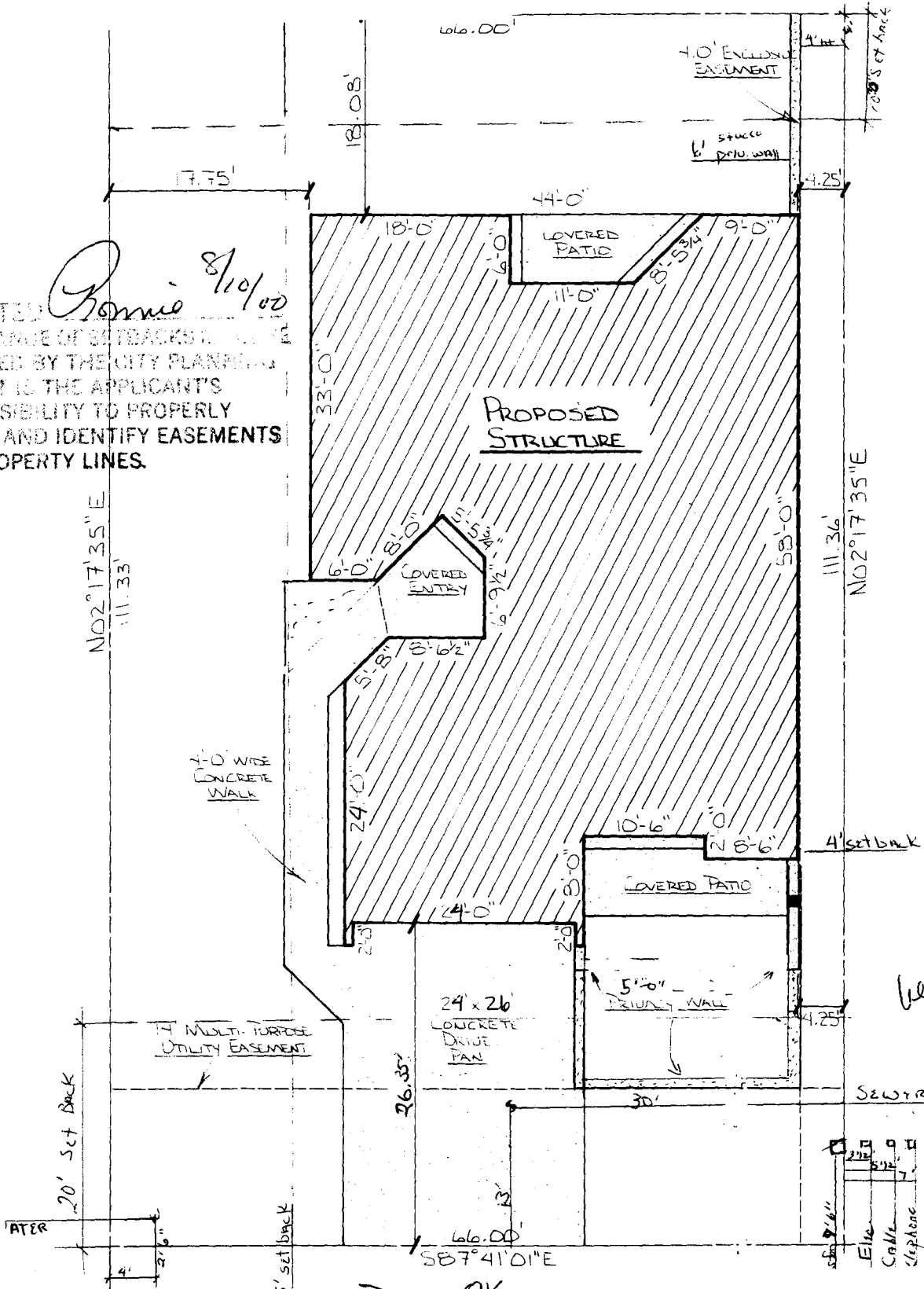
Utility Accounting Marshall Cole Date 8/10/00

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)

ACCEPTED
 ANY CHANGE OF SETBACKS
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Ronnie 8/10/00



*Fences will
 be permitted by
 separate permit
 at later date
 Ronnie
 8/10/00*

*DRIVE OK
 EH 8/7/00*

*Co. Classic Builders
 2060 Snow Mesa Lane*

The Seasons at Tiara Rado
Design Review Committee
Review Worksheet

Members Present	
Acuff	✓
Bonella	✓
Chappel	✓
Gibbons	
Kissinger	✓
Maurer	✓
Brown	✓

Lot	4			
Filing				
Address	2006 Arrow Hawk Lane			
	Name	Phone	Present	
Owner/Applicant	CD. Classic Builders			
Owner Representative	Stangford Petersen			Neighbors Present
Builder	Stangford Petersen			Done
Landscaper				

Date of Application	
Date of DRC Review	8/3/00

Plans	Submitted	Approved	Still Req'd	Comments
Plot	✓			
Drainage	✓			
Floor(Perimeter Walls)	✓			
Elevations	✓			
Roof	✓			Rubber Mats 1/2
Mail Box (Filing 2 Only)	n/a.			
Landscape			✓	
Wall and Fence	✓			
Exterior Lighting	✓			
Other				

Setbacks	Building	Wall	Fence	Comments
Front	✓	✓	✓	OK
Back	✓	✓	✓	
Side	✓	✓	✓	
Side				
Drainage Banks	n/a			
Pond	n/a			

Building Height	Maximum	Approved
From Highest Building Corner on Natural Grade	18'	17.

Livable Area	Sq Ft
Ground Floor	1856
Top Floor	-
Below Grade	-

Total 1856

Exterior Components	Material		Color	
		Still Req'd		Still Req'd
Siding	STUCCO			✓
Lentels	WOOD			✓
Vegas	n/a			
Windows	Uniq		Almond	
Front Door	Thompson	WOOD CONC		✓
Other Exterior Doors	STEEL			✓
Garage Doors - not panels	STEEL	NO PANELS		✓
Roof	Rubbr			
Cooling System	SWAMP			
Location of Cooling System	✓			
Mail Box Loc (Filing 2 Only)	n/a			
Driveway	CONC			✓
Walkways	✓			✓
Patios	✓			✓
Door Trim				✓
Landscape Walls	STUCCO			
Fences	n/a			
Other				FRAMED CHIMNEY

Dates	Building	Landscape	Notes
Start	8/10		
Completion	5 Mo.		VARIOUS FOR CONC APRON ON EAST SIDE - Submit PLAN TO REPLACE
Construction Start	<u>Approved</u>	Denied	Elevations to change - Should receive new elevations within next 2 Days -

Form Prepared By:

Jack Acuff

[Signature] 8/3/00
DRC Chairman Date

Note - Any open items indicated above must be submitted to DRC and approved prior to start of construction of those open items.

Xc: DRC files
Ralph Stanyard / Marcia Watson
Secretary, The Seasons Master Association