

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 78712



Your Bridge to a Better Community

BLDG ADDRESS 2061 Snow Mesa Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION 3467

TAX SCHEDULE NO. 2947-271-14-00 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION The Seasons at Triara Rado TOTAL SQ. FT. OF EXISTING & PROPOSED 3467

FILING 5 BLK — LOT 10 NO. OF DWELLING UNITS:
 Before: — After: 1 this Construction

(1) OWNER Colorado Classic Builders, Inc. NO. OF BUILDINGS ON PARCEL
 Before: — After: 1 this Construction

(1) ADDRESS 406 Ridges Blvd. #5 USE OF EXISTING BUILDINGS new single family B.S.

(1) TELEPHONE (970)20-2399 DESCRIPTION OF WORK & INTENDED USE —

(2) APPLICANT SAME TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS — Manufactured Home (HUD)

(2) TELEPHONE — 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 PD 4.4 Maximum coverage of lot by structures —

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES — NO —
 or — from center of ROW, whichever is greater

Side E-4' from PL, Rear 10' from PL Parking Req'mt —

Maximum Height 18' Special Conditions —

CENSUS 1401 TRAFFIC 666 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 Marcia L. [Signature] Date 2-12-01

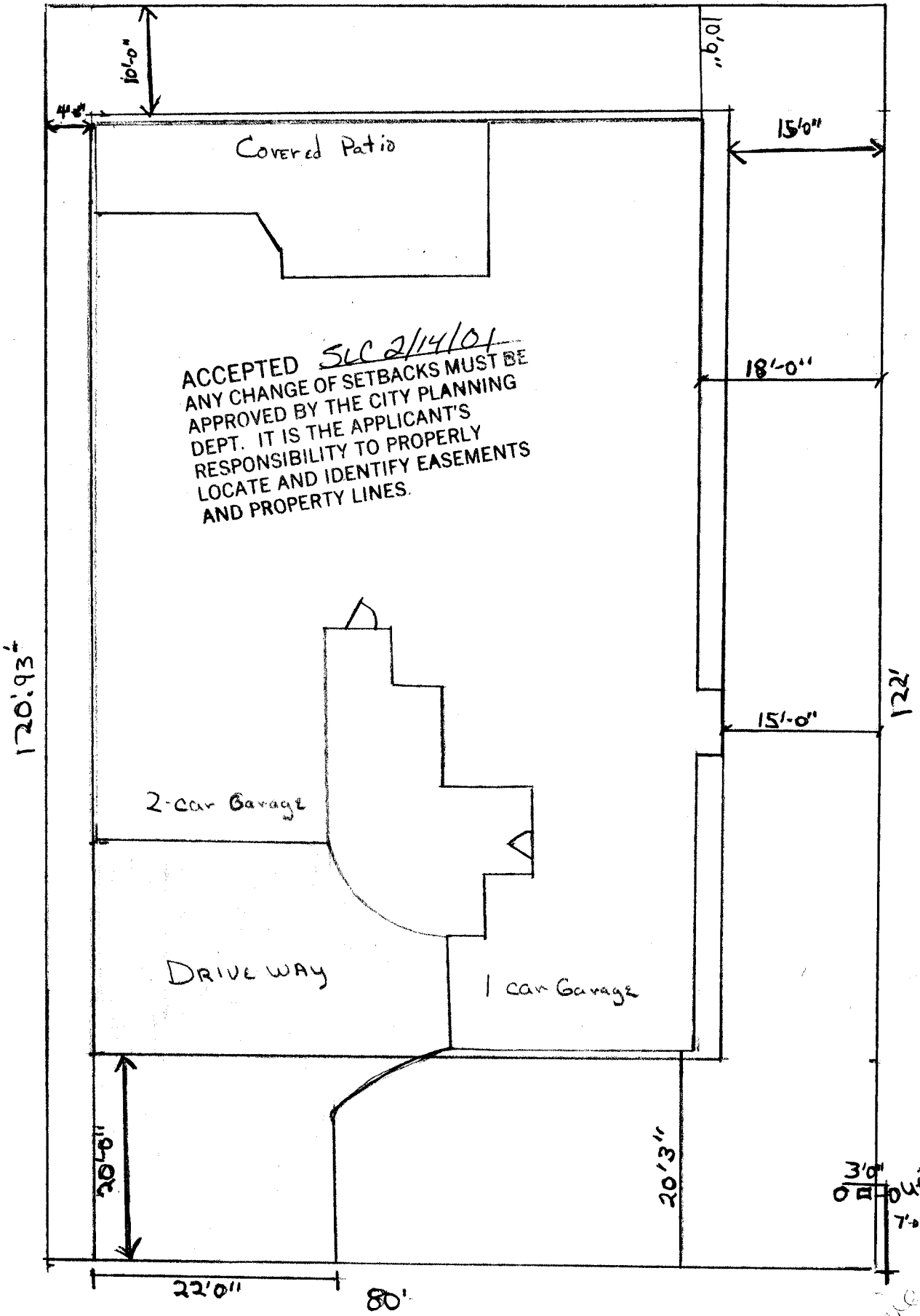
Department Approval [Signature] Date 2-14-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13249</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-14-01</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)

80'



ACCEPTED SLIC 2/14/01
 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.

2061 Snow Mesa Lane

Colorado Classic Builders, Inc.

Dave Gray
 C. Stamp
 Bar D.R.D.
 2/13/01