

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

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

BLDG PERMIT NO. 81262



Your Bridge to a Better Community

BLDG ADDRESS 2064 Snow Mesa Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION 2642

TAX SCHEDULE NO. 2947-271-K-002 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION The Seasons at Tiara Pkwy TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING 5 BLK — LOT 2 NO. OF DWELLING UNITS:

(1) OWNER Colorado Classic Builders, Inc. NO. OF BUILDINGS ON PARCEL

(1) ADDRESS 406 Ridges Blvd. #5 Before: 0 After: 1 this Construction

(1) TELEPHONE (970) 260-2399 Before: 0 After: 1 this Construction

(2) APPLICANT Same USE OF EXISTING BUILDINGS —

(2) ADDRESS — DESCRIPTION OF WORK & INTENDED USE Single family Res.

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

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO —

or — from center of ROW, whichever is greater Parking Req'mt 2

W Side 15' E side 4' Rear 10' from PL Special Conditions —

Maximum Height 18' CENSUS 1401 TRAFFIC 666 ANNX# —

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 [Signature] Date Aug 23, 2001

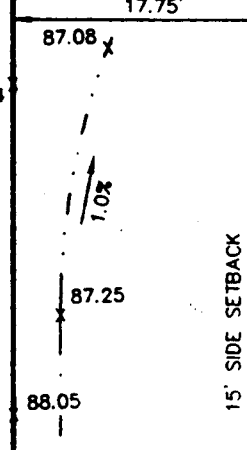
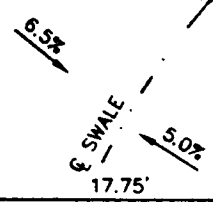
Department Approval [Signature] Date —

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14219</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>8/27/01</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)

32.0' 87.78 86.85 S 87°42'25" E 66.00' 85.33



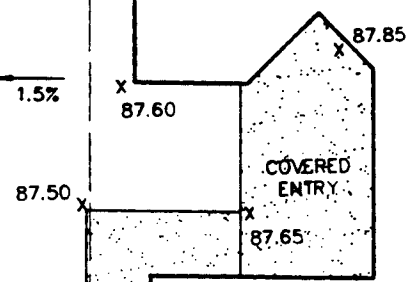
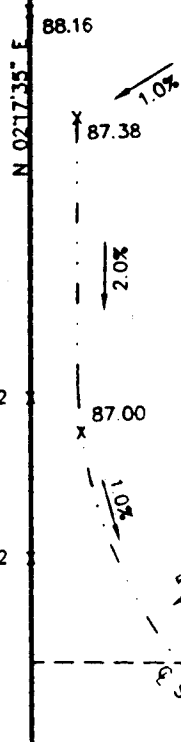
10' REAR SETBACK

LOT 2  
2064 SNOW MESA LANE  
F.F. = 4787.85



111.39' N 02°17'35" E

LOT 3

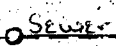
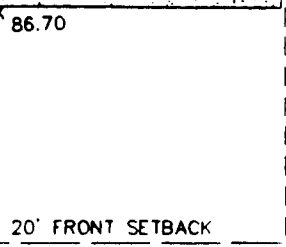


4' EXCLUSIVE EASEMENT

LOT 1

111.41' S 02°17'35" W

*DRIVE OK  
all  
8/23/07*



14' MULTI-PURPOSE AND UTILITY EASEMENT

Driveway 25'

Utilities 5'

88.11 86.50 86.40 85.55 N 87°41'01" W 66.00'

ACCEPTED - *8/23/07*  
*Chloe Wilson*  
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.