

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 78339



Your Bridge to a Better Community

BLDG ADDRESS 2067 SNOW MESA LA SQ. FT. OF PROPOSED BLDGS/ADDITION 2388

TAX SCHEDULE NO. 2947-271-14-013 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION THE SEASONS @ TIARA VADO TOTAL SQ. FT. OF EXISTING & PROPOSED 2388

FILING S BLK 13 LOT - NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER THE SEASONS @ TIARA VADO ASSOC. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS PO Box 9090 USE OF EXISTING BUILDINGS SFRZ N/A

(1) TELEPHONE 242-9482 DESCRIPTION OF WORK & INTENDED USE SFRZ

(2) APPLICANT MOGENSEN & ASSOCIATES TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2475 PLEASANT TRAIL G. GRAND JUNCTION, CO
 (2) TELEPHONE 241-7067

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 NO _____
 or _____ from center of ROW, whichever is greater

Side E-3' W-15' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 18' Special Conditions _____

CENSUS 1401 TRAFFIC 66 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).

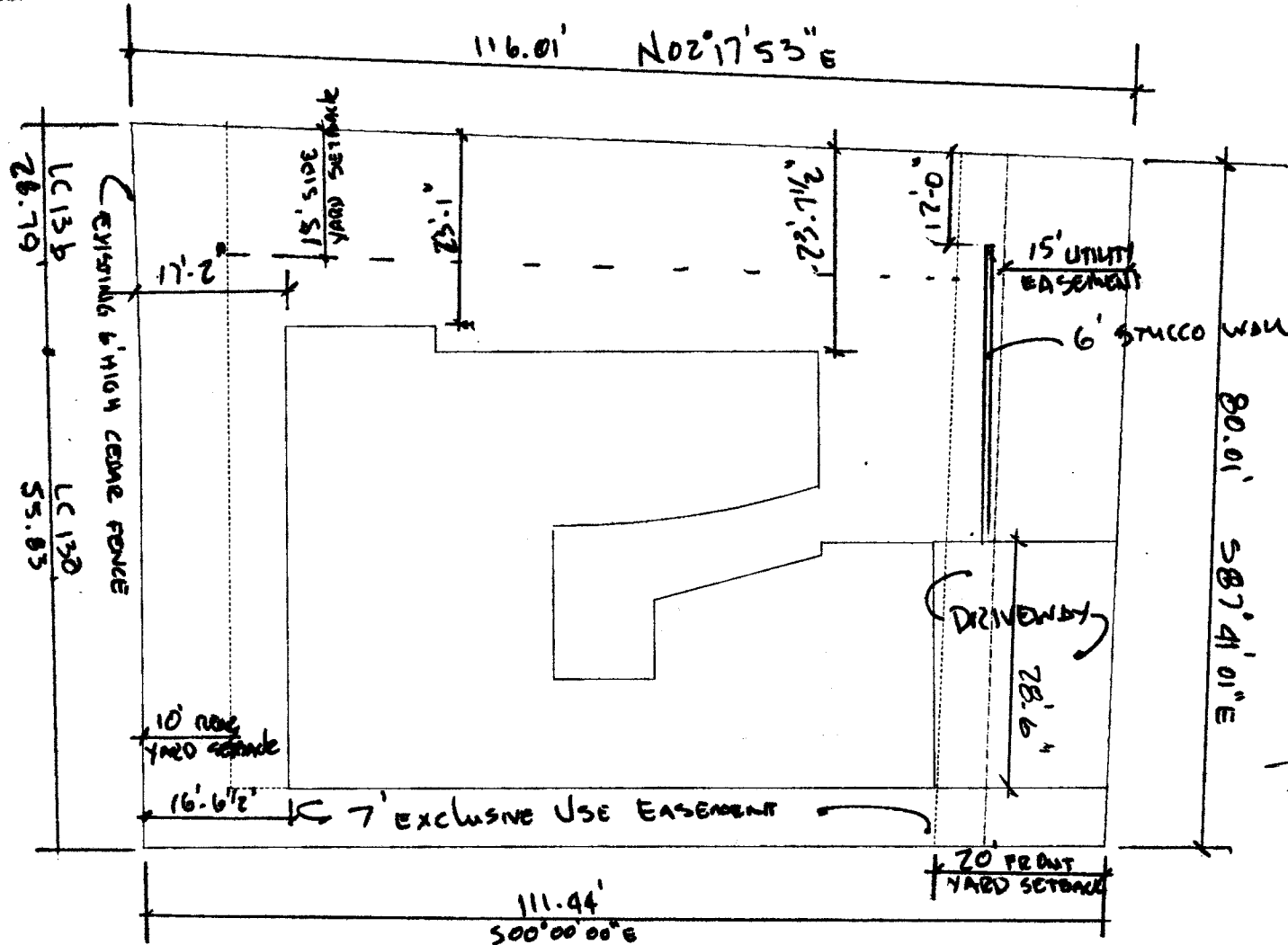
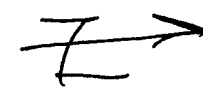
Applicant Signature [Signature] Date 1-15-01

Department Approval [Signature] Date 1-30-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>3682</u>
Utility Accounting <u>[Signature]</u>		Date <u>1/30/01</u>	

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

ACCEPTED *Ronnie 1/30/01*
 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.



2067 SNOW MESA LANE

DRIVE OK
 DRP
 1/17/01

1" = 20'-0"

MOGENSEN & ASSOCIATES
 2475 PHEASANT TRAIL CT.
 GRAND JUNCTION CO. 81506
 241-7067

2067 SNOW MESA LANE
 THE SEASONS OTIARA RADO
 PARCEL NO 2947-271-14-013