

FEE \$ <u>10<sup>00</sup></u>
TCP \$ <u>500<sup>00</sup></u>
SIF \$ <u>292<sup>00</sup></u>

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

BLDG PERMIT NO. 84626



BLDG ADDRESS 456 Shadow Rock Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2385

TAX SCHEDULE NO. 2947-271-15-011 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SEASONS TOTAL SQ. FT. OF EXISTING & PROPOSED 2385

FILING 6 BLK \_\_\_\_\_ LOT 11

(1) OWNER Ken Masterson NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) ADDRESS 557 Rio Oro Lane NO. OF BUILDINGS ON PARCEL:  
 Before: 0 After: 1 this Construction

(1) TELEPHONE 257-0684 USE OF EXISTING BUILDINGS \_\_\_\_\_

(2) APPLICANT Maves Const. DESCRIPTION OF WORK & INTENDED USE Single family Residence

(2) ADDRESS 1445 Casta Ct. TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE 858-9642

**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 15' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear \_\_\_\_\_ from PL Parking Req'mt \_\_\_\_\_

Maximum Height Building 10' max Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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).

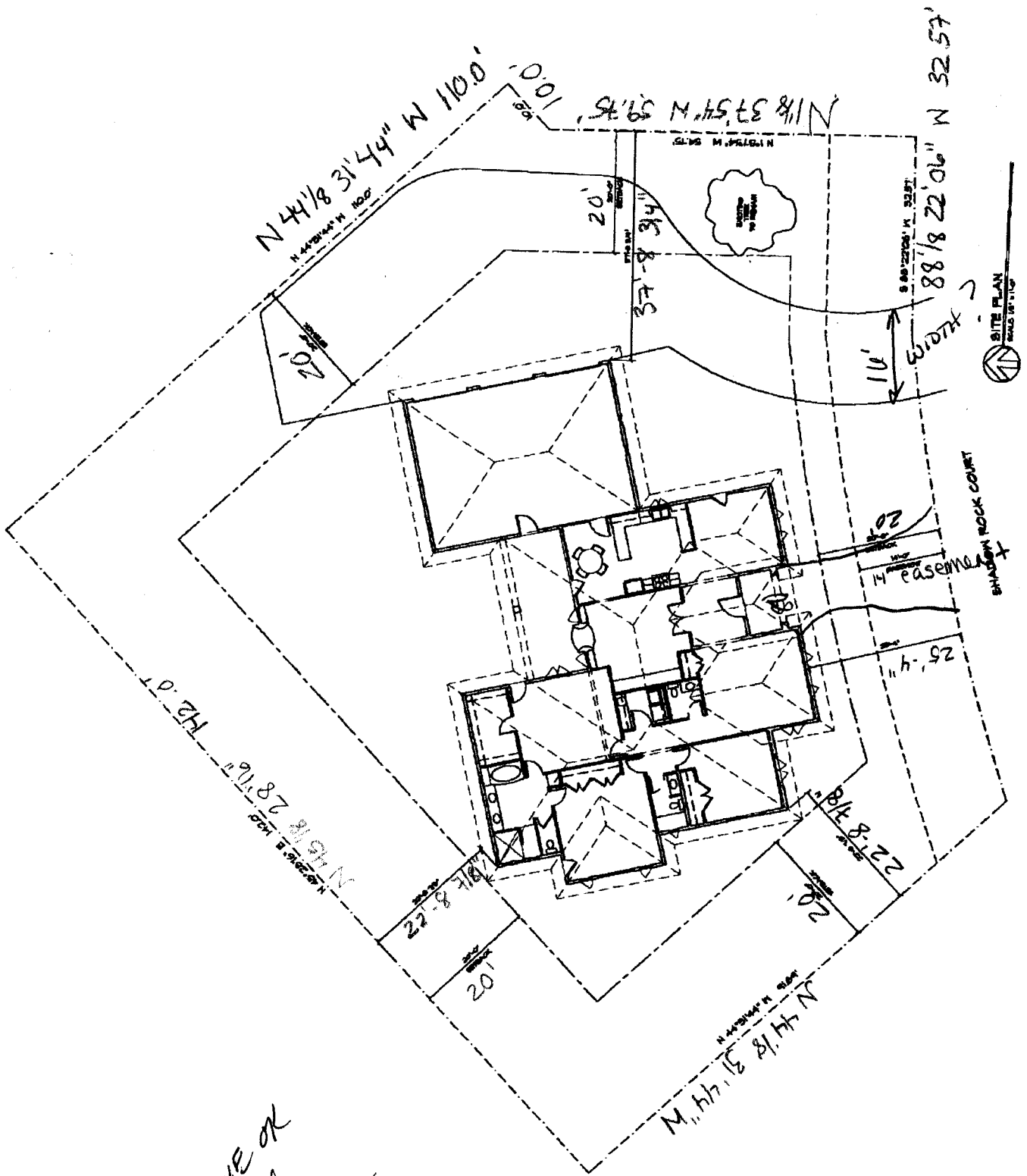
Applicant Signature Mary Maves Date 5-17-02

Department Approval Pat Bushner Date 5-22-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14948</u>
Utility Accounting	<u>Jenny Shaffer</u>		Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Drawn by  
DJJ  
5/21/02

5-22-02

Pat Bushman

THIS PLAN IS A PRELIMINARY PLAN AND MUST BE APPROVED BY THE PLANNING DEPARTMENT BEFORE ANY CONSTRUCTION BEGINS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND IDENTIFYING EASEMENTS AND ENCUMBRANCES.