


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

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

BLDG PERMIT NO. 87059



*Your Bridge to a Better Community*

BLDG ADDRESS 453 Snow Mesa Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION 3580  
2947-271-15-020

TAX SCHEDULE NO. 2945-202-20-001 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION The Seasons at Tierra Rado TOTAL SQ. FT. OF EXISTING & PROPOSED 3580

FILING 6 BLK — LOT 20 NO. OF DWELLING UNITS:  
 Before: — After: 1 this Construction

(1) OWNER Mary Linda Jost NO. OF BUILDINGS ON PARCEL  
 Before: — After: 1 this Construction

(1) ADDRESS 15 Twilight Wheat Ridge Co. 80215 USE OF EXISTING BUILDINGS 1/A

(1) TELEPHONE (303) 232-9447

(2) APPLICANT Colorado Classic Builders, Inc DESCRIPTION OF WORK & INTENDED USE Single family RES.

(2) ADDRESS 406 Ridges Blvd. #5 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (H-007 2 9 2002)  
 Other (please specify) —

(2) TELEPHONE (970) 260-2399

**REQUIRED:** One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure locations, 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 20' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 22 Special Conditions Need drainage and stormwater management plan

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 Maria Jost Date 10-21-02

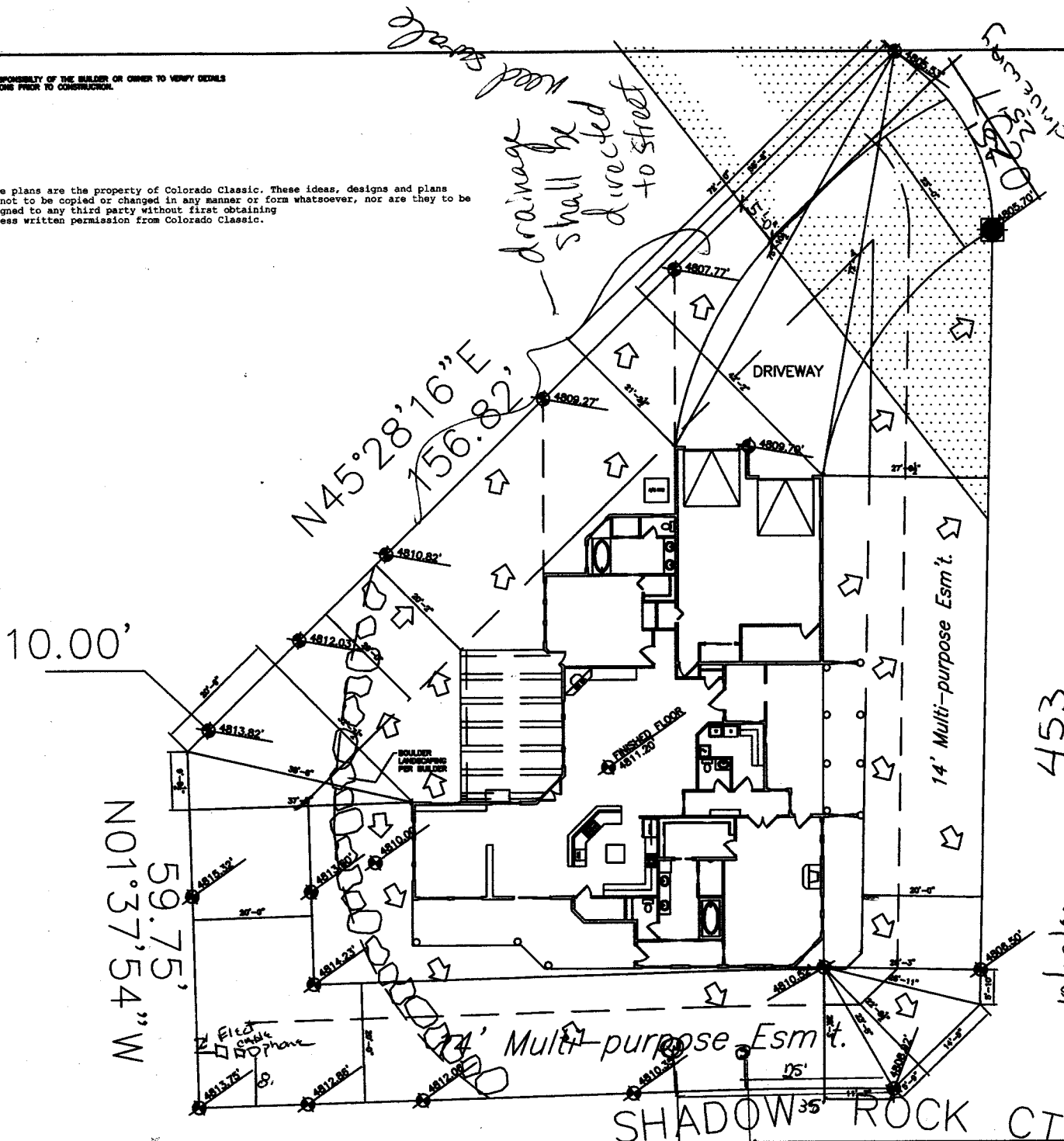
Department Approval C. J. Brown Date 10/29/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15435</u>
Utility Accounting	<u>T. Bensley</u>	Date	<u>10/29/02</u>

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

NOTICE  
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS  
 AND DIMENSIONS PRIOR TO CONSTRUCTION.

These plans are the property of Colorado Classic. These ideas, designs and plans  
 are not to be copied or changed in any manner or form whatsoever, nor are they to be  
 assigned to any third party without first obtaining  
 express written permission from Colorado Classic.



THE SEASONS  
 LOT 20  
 16,224  
 sq. ft.

453  
 SNOW MESA CT.

↑ = DRAINAGE

ACCEPTED  
 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

*for driveway*  
 10/23/02

10/25/02

SHADOW ROCK CT.

Water  
 Sewer