

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

# PLANNING CLEARANCE

BLDG PERMIT NO. 86536

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



Your Bridge to a Better Community

BLDG ADDRESS 2066 SNOW MASO LANE SQ. FT. OF PROPOSED BLDGS/ADDITION 3049

TAX SCHEDULE NO. 2947-271-14-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Seasons @ Tiara Road TOTAL SQ. FT. OF EXISTING & PROPOSED 3049

FILING 5 BLK \_\_\_\_\_ LOT 1

(1) OWNER Jack Acuff

(1) ADDRESS PO Box 10

(1) TELEPHONE 242-9482

(2) APPLICANT Maves Const.

(2) ADDRESS 1445 Castle Ct.

(2) TELEPHONE 858-9642

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS N/A

DESCRIPTION OF WORK & INTENDED USE Single-family residence

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 RD

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 15' 4" from PL, Rear 10' from PL

Maximum Height 18'

Maximum coverage of lot by structures \_\_\_\_\_

Permanent Foundation Required: YES  NO

Parking Req'mt 2

Special Conditions \_\_\_\_\_

CENSUS 1401 TRAFFIC 666 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 David Maves Date 9-19-02

Department Approval 16 Daylan Henderson Date 10-2-02

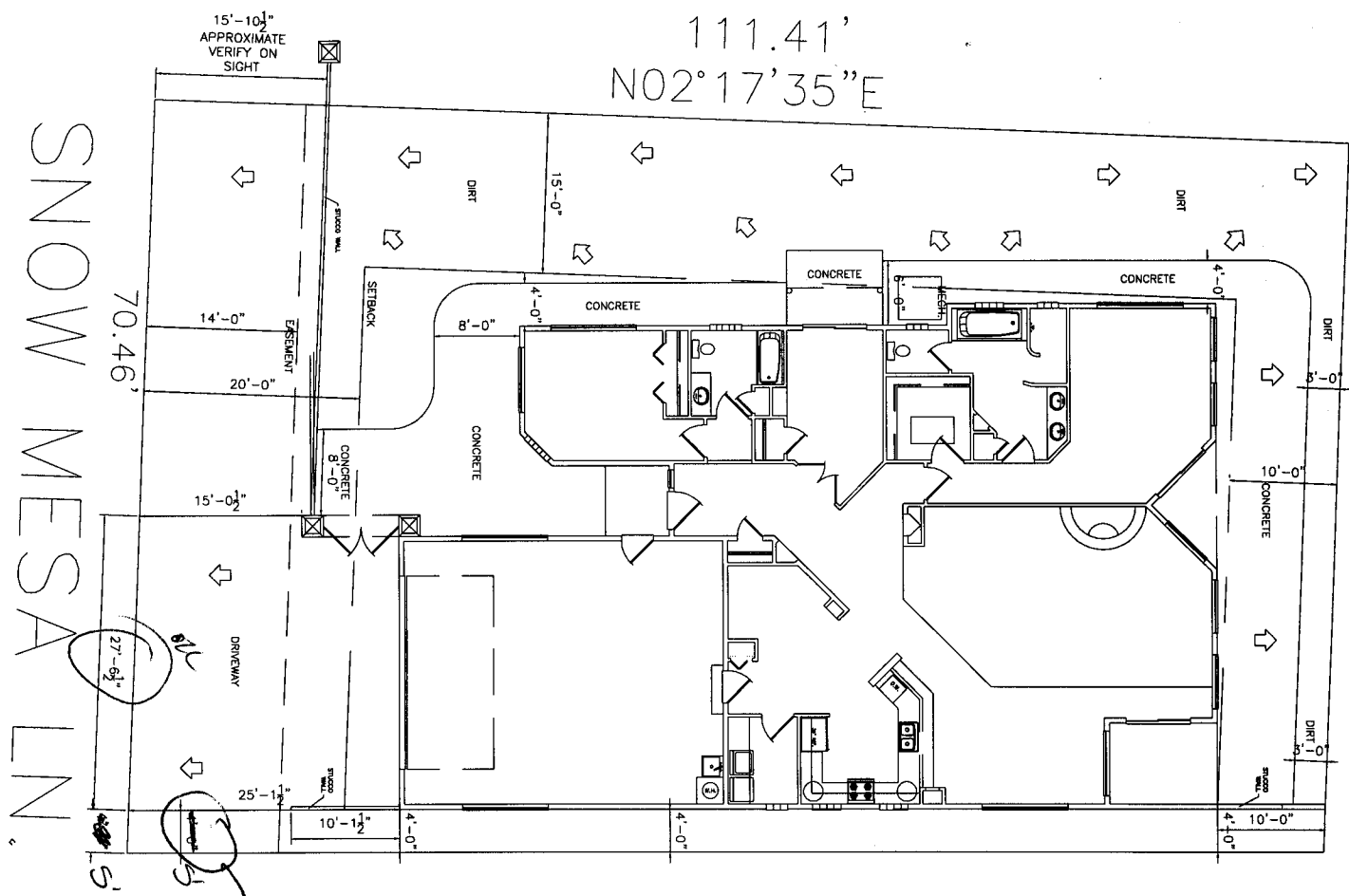
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15349</u>
Utility Accounting <u>W. Bensley</u>	Date <u>10/2/02</u>		

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)

10-2-02  
**ACCEPTED** *Gayle Henderson*

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.



SNOW MESA LN.

LOT 1  
7,603 sq.ft.



↗ = DRAINAGE

*5 min Drives are noted  
10/1/02*