

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

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

BLDG PERMIT NO. 89017



Your Bridge to a Better Community

BLDG ADDRESS 2053 CANYON SHADOW CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 2864

TAX SCHEDULE NO. 2947-272-15-014 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SEASON AT TIA RADO TOTAL SQ. FT. OF EXISTING & PROPOSED 2864

FILING 6 BLK _____ LOT 14 NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) OWNER ALLAN RISLEY

(1) ADDRESS 2053 CANYON SHADOW CT. GRAND JCT., Co. 81505

(1) TELEPHONE 617-270-4917

(2) APPLICANT S.P.E. CONSTRUCTION

(2) ADDRESS 2332 K. RD. G.J.

(2) TELEPHONE 260-0944

USE OF EXISTING BUILDINGS SINGLE RESIDENCE

DESCRIPTION OF WORK & INTENDED USE NEW CONSTRUCTION

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)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 20' from PL, Rear 15' from PL

Parking Req'mt 2

Maximum Height 22'

Special Conditions need individual lot drainage & storm water management plans

CENSUS 1401 TRAFFIC 111 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 [Signature] Date May 23, 03

Department Approval [Signature] Date 5/23/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16115</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/23/03</u>

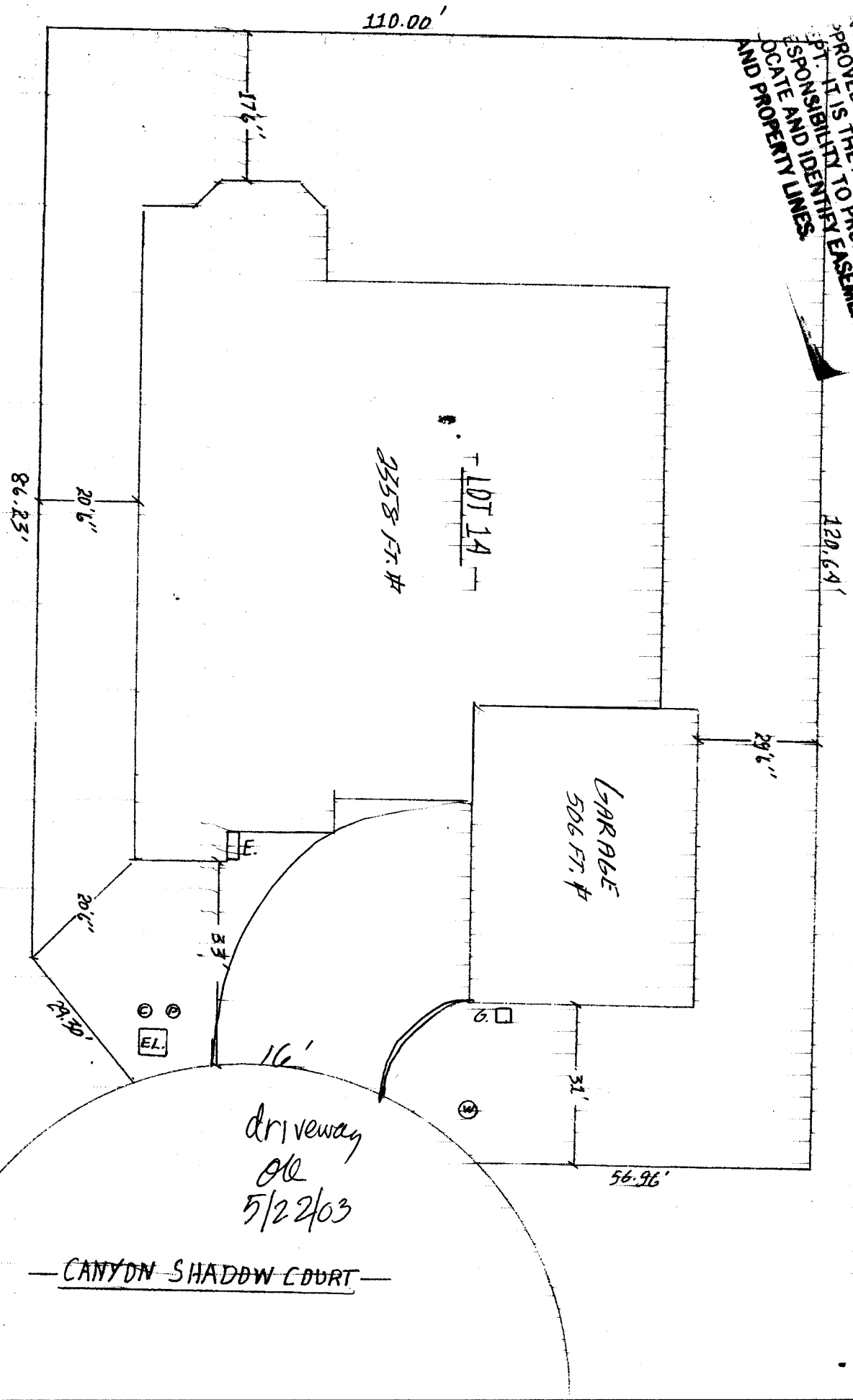
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

5/23/03
 J. J. Johnson
**ACCEPTED OF SETBACKS MUST BE
 CHANGED BY THE APPLICANT'S
 PROVED BY THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE PROPERTY LINES,
 AND PROPERTY LINES.**

- PLOT PLAN -
 NOT TO SCALE

- RISLEY RESIDENCE -
 - 2053 CANYON SHADOW COURT -
 SEASONS AT TIA RADD
 S.A.E. CONSTRUCTION P&O-0944



- CANYON SHADOW COURT -