

FEE \$	10.00
TCP \$	✓
SIF \$	✓

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

BLDG PERMIT NO. 90129



Your Bridge to a Better Community

BLDG ADDRESS 2067 Snow Mesa Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION 200 sq
 TAX SCHEDULE NO. 2947-271-14-013 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION The Seasons at Tiera Rado TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 5 BLK _____ LOT 13 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER Dick Williams USE OF EXISTING BUILDINGS Covered ^{Single Family} Patio Home
 (1) ADDRESS SAME DESCRIPTION OF WORK & INTENDED USE Covered Patio
 (1) TELEPHONE _____ TYPE OF HOME PROPOSED:
 (2) APPLICANT Colorado Classic Builders Inc Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS 406 Ridges Blvd. #4 -d.j. 89503 _____ Manufactured Home (HUD)
 (2) TELEPHONE (970) 260-2399 _____ 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) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side E-7' W-15' from PL, per bldg 10' from PL Parking Req'mt _____
 Maximum Height env. Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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 Marcia [Signature] Date 6-26-03
 Department Approval Gayleen Henderson Date 6-27-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No _____
Utility Accounting <u>[Signature]</u>	Date <u>6/27/03</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)

