

FEE \$	10.00
TCP \$	1600.00
SIF \$	292.00

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 370 High Desert SQ. FT. OF PROPOSED BLDGS/ADDITION 4693 <sup>living</sup> 1045 garage

TAX SCHEDULE NO. 2945-202-46-011 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Redbuds Mesa TOTAL SQ. FT. OF EXISTING & PROPOSED 5738 total footer  
living & garage

FILING ~~111~~ / BLK 6 LOT 11 NO. OF DWELLING UNITS:  
 Before: 0 After: 2 this Construction

(1) OWNER Maries Coast NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 2 this Construction

(1) ADDRESS 1168 E Via Le Paz Dr USE OF EXISTING BUILDINGS X

(1) TELEPHONE 858-9642 / 234-0659 DESCRIPTION OF WORK & INTENDED USE Single Family Res

(2) APPLICANT Maries Coast TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 1168 E Via Le Paz Dr

(2) TELEPHONE 858-9642 / 234-0659

**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 35%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS A 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).

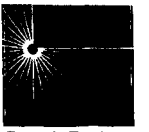
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Melissa K. Maries Date 9/28/04

Department Approval [Signature] Date 9/28/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17635</u>
Utility Accounting <u>[Signature]</u>			Date <u>9/28/04</u>

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



Genesis Designs  
Architecture and Planning  
A Professional Corporation

970.245.6093  
P.O. Box 1851  
Grand Junction, CO 81502

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Date Plotted: 08\*14\*04  
SLV/BJR

*Drive  
on  
CW  
9/27/04*

**MAVES CONSTRUCTION  
LOT 11 BLOCK #6  
HIGH DESERT**

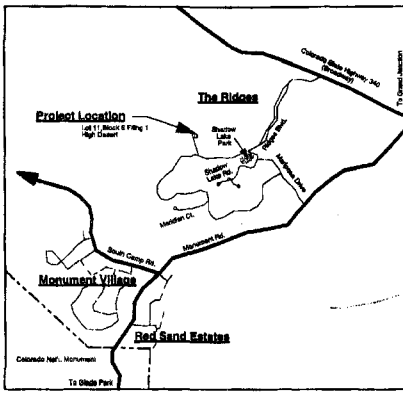
BUILDING LAYOUT PLAN

**C-1.0**

SHEET 2 OF 16

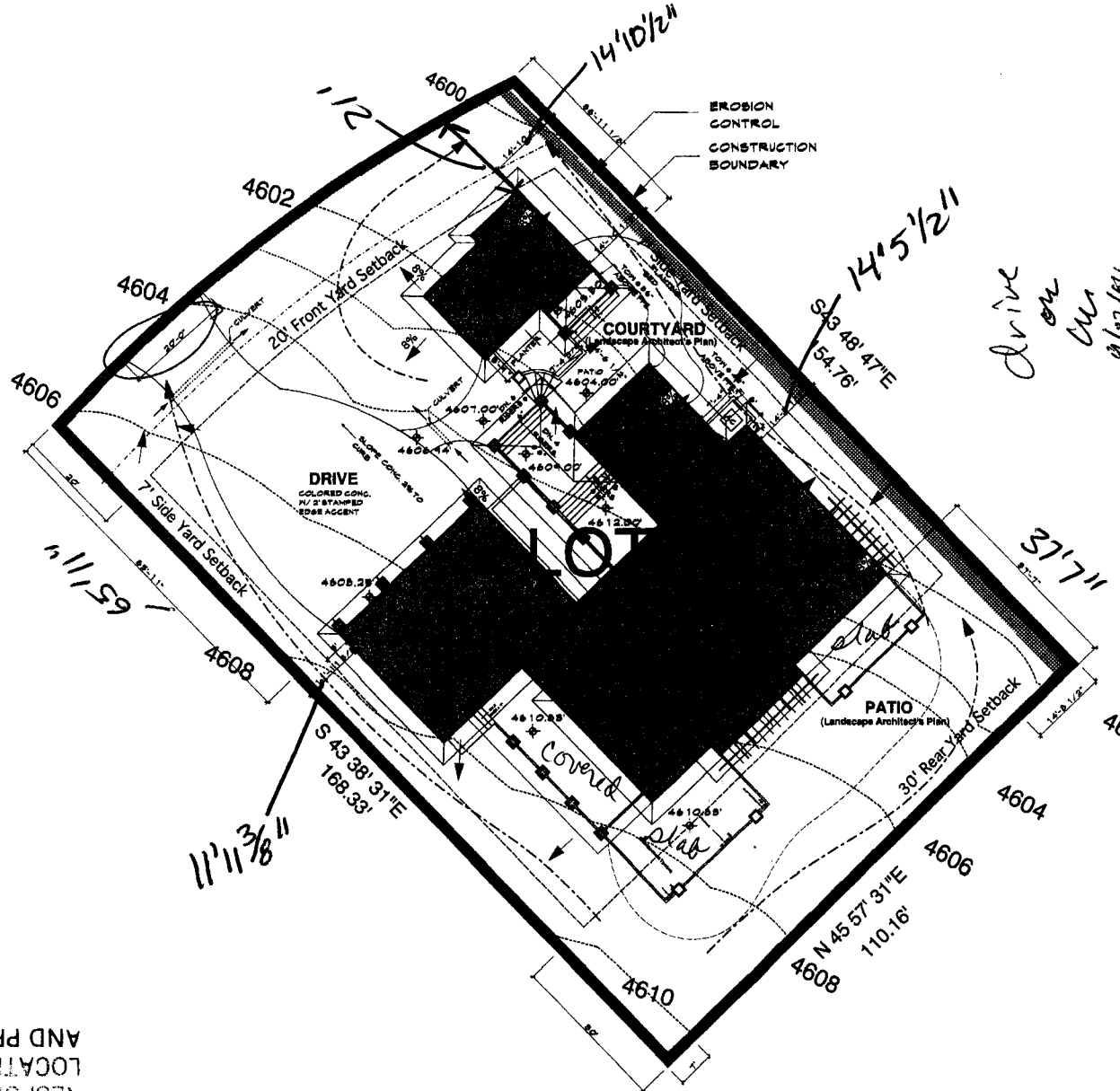
**LEGEND**

- PROPOSED DRAINAGE (% Grade)
- ▨ CONSTRUCTION BOUNDARY
- ▨ EROSION CONTROL - Straw Bale



**KEY SITE PLAN**  
NOT TO SCALE

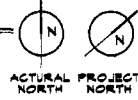
NOTE: SEE LANDSCAPE ARCHITECT'S  
PLANS FOR SITE DEVELOPMENT  
INFORMATION.



**LOT 11 BLOCK 6 Filing 1 BUILDING LOCATION PLAN**

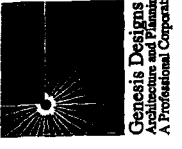
Residence (Shown Shaded)  
4,184 GSF (Livable) / 509 casita (Livable) 1,045 GSF GARAGE

SCALE: 1" = 10'-0"



ACCEPTED *Chloe Weaver 9/28/04*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT AND THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



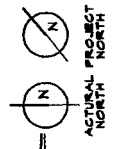
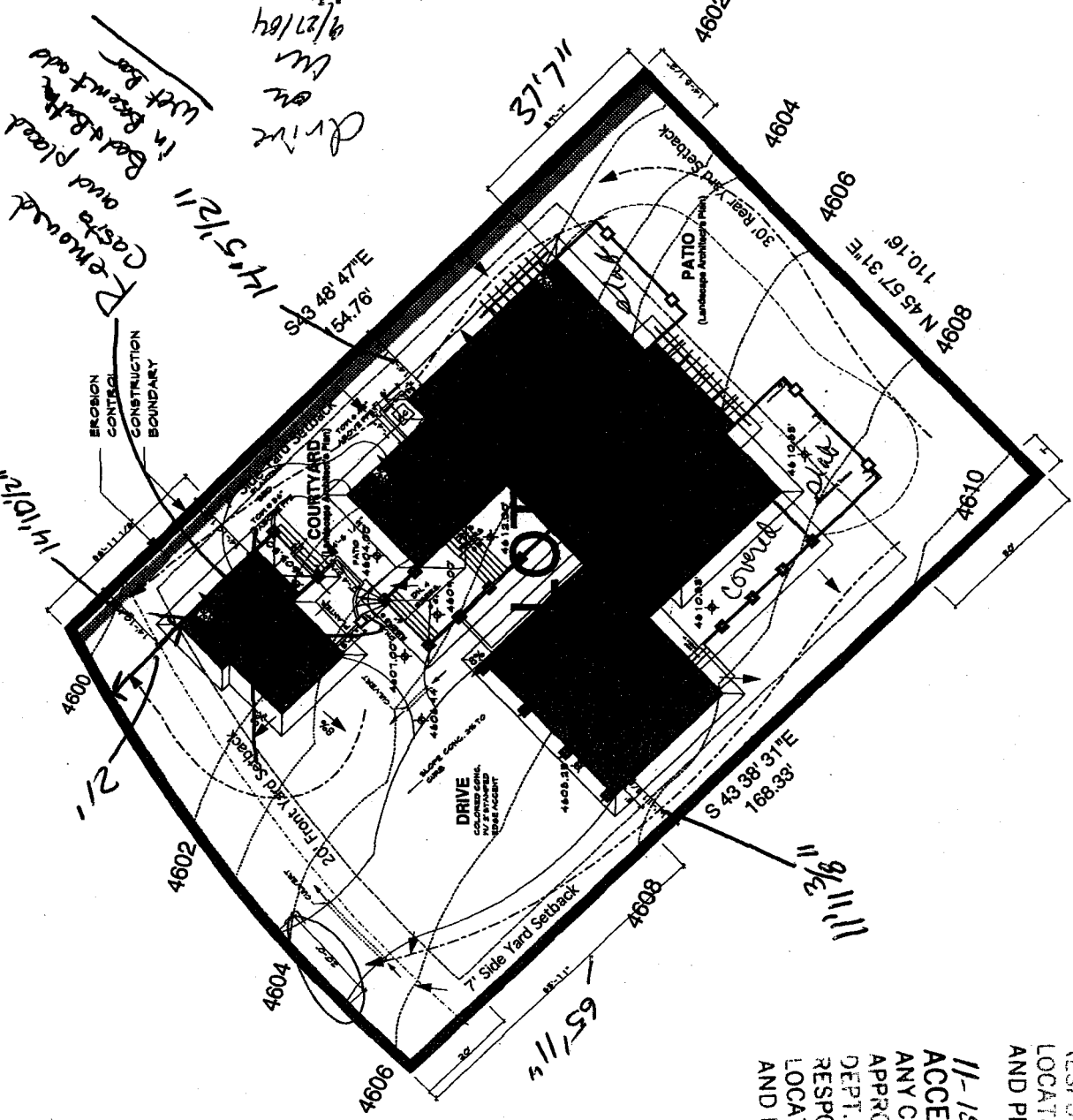
Genesis Designs  
Landscape Architecture  
A Professional Corporation  
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Grand Junction, CO 81502

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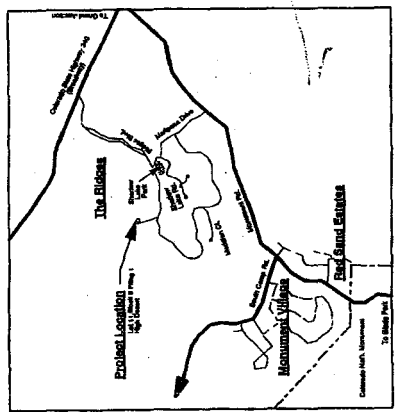
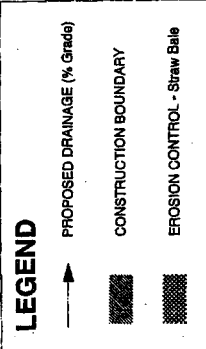
**MAYES CONSTRUCTION  
LOT 11 BLOCK #6  
HIGH DESERT**

BUILDING LAYOUT PLAN  
**0.1.0**  
SHEET 2 OF 16

*Removal of Costa and placed in front yard  
Wet bar  
Drive  
9/27/14  
11-15-14*



**LOT 11 BLOCK 6 Filing 1 BUILDING LOCATION PLAN**  
SCALE: 1" = 10'-0"  
Residence (Shown Shaded) 1,045 GSF GARAGE 4,184 GSF (Living) / 500 GSF (Garage)



NOTE: SEE LANDSCAPE ARCHITECT'S PLANS FOR SITE DEVELOPMENT INFORMATION.

**11-15-04** *Raylean Henderson*  
**ACCEPTED**  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**ACCEPTED** *Walter Anderson* 9/28/04  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.