

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 463 SHADOW ROCK CT. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2947-272-15-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4628
 Subdivision SEASONS @ TIARA RADO Sq. Ft. of Lot / Parcel 17,616
 Filing 6 Block — Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5,800
 Height of Proposed Structure 21'

OWNER INFORMATION:

Name SHANNA RENDON
 Address 662 INDEPENDENCE AVENUE DR
 City / State / Zip G.I. Co 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name GREG DUFF / AMERICAN PROP. LLC
 Address 2099 K RD
 City / State / Zip FRUITA, Co. 81521
 Telephone 858-1490 CELL 640-9009

***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 <u>PD</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
SE- <u>20'</u>	Parking Requirement <u>2</u>		
Side <u>SW-10'</u> from PL Rear <u>10'</u> from PL	Special Conditions <u>Planning Clearances for building</u>		
Maximum Height of Structure(s) _____	permits will require individual lot drainage & storm water mgmt plan		
Voting District <u>A</u>	Driveway Location Approval <u>LL</u> (Engineer's Initials)		

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).

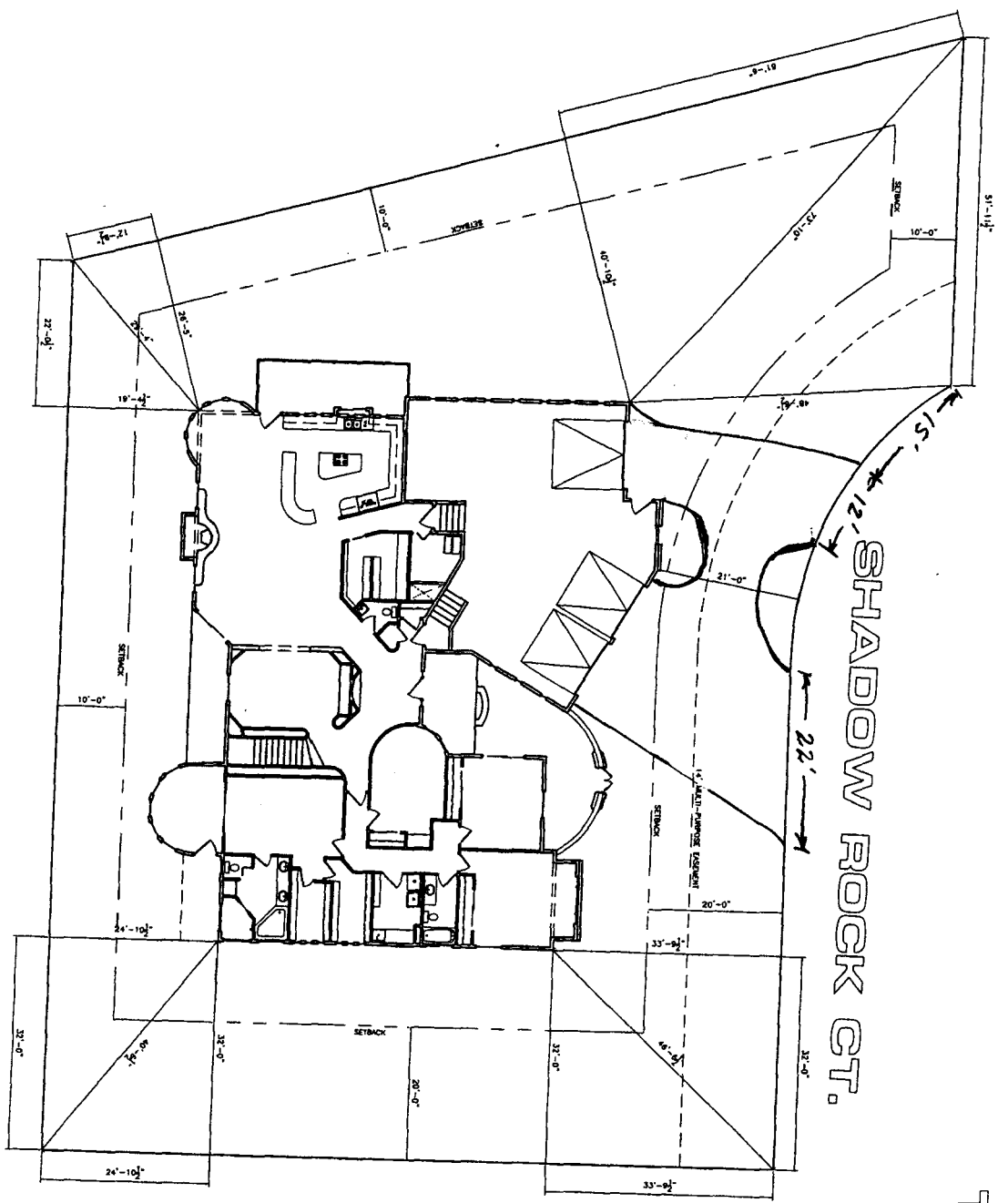
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 12/28/04
 Department Approval NA [Signature] Date 12/29/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17833</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/29/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

THE SEASONS
FILING 6
LOT 6
17,818 SF



NOTES:
 1. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES WAIVER AND ON HOME OWNER'S ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. THIS PLAN HAS NOT BEEN DIMENSIONED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR DIMENSIONAL DATA.

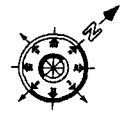
*Drive
 in
 12/29/04*

SCALE: 1/8" = 1'-0"

IT IS THE RESPONSIBILITY OF THE APPLICANT TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

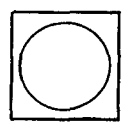
ACCEPTED
W. Mike Wagner
 CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
 THE OWNER TO VERIFY ALL SETBACKS AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION.

NOTE: SETBACKS SHALL BE MEASURED FROM THE FIRST 10' OF DISTANCE FROM LOCAL BUILDING CODE.



SHEET 6
 1/8" = 1'-0"
 9-22-04
 AUTODRAFT

AMERICAN PROPERTIES
SMITH - RENDON RESIDENCE



Auto DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782

REVISIONS	1	
	2	
	3	
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