

FEE \$	10.00
TCP \$	1500.00
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 46A SHADOW ROCK CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 4007

TAX SCHEDULE NO. 2947 272 15 007 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SEASONS @ TIARA RADO TOTAL SQ. FT. OF EXISTING & PROPOSED 4007

FILING 6 BLK — LOT 7

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

(1) OWNER KENT KEITH

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

(1) ADDRESS 63 GOOD FRIDAY Rd.

USE OF EXISTING BUILDINGS —

(1) TELEPHONE 303-442-5358

DESCRIPTION OF WORK & INTENDED USE CONSTRUCT NEW HOME

(2) APPLICANT AMERICAN PROPERTIES, LLC

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

(2) ADDRESS 2099 K Rd, FRUITA

(2) TELEPHONE 858-1490

**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 7'16" from PL, Rear 15' from PL

Parking Req'mt 2

Maximum Height \_\_\_\_\_ *W*

Special Conditions Hot Drainage Plan

CENSUS A TRAFFIC \_\_\_\_\_ 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 Gregory S. Ouff

Date 6/29/04

Department Approval M. C. Taylor Hall

Date 7/27/04

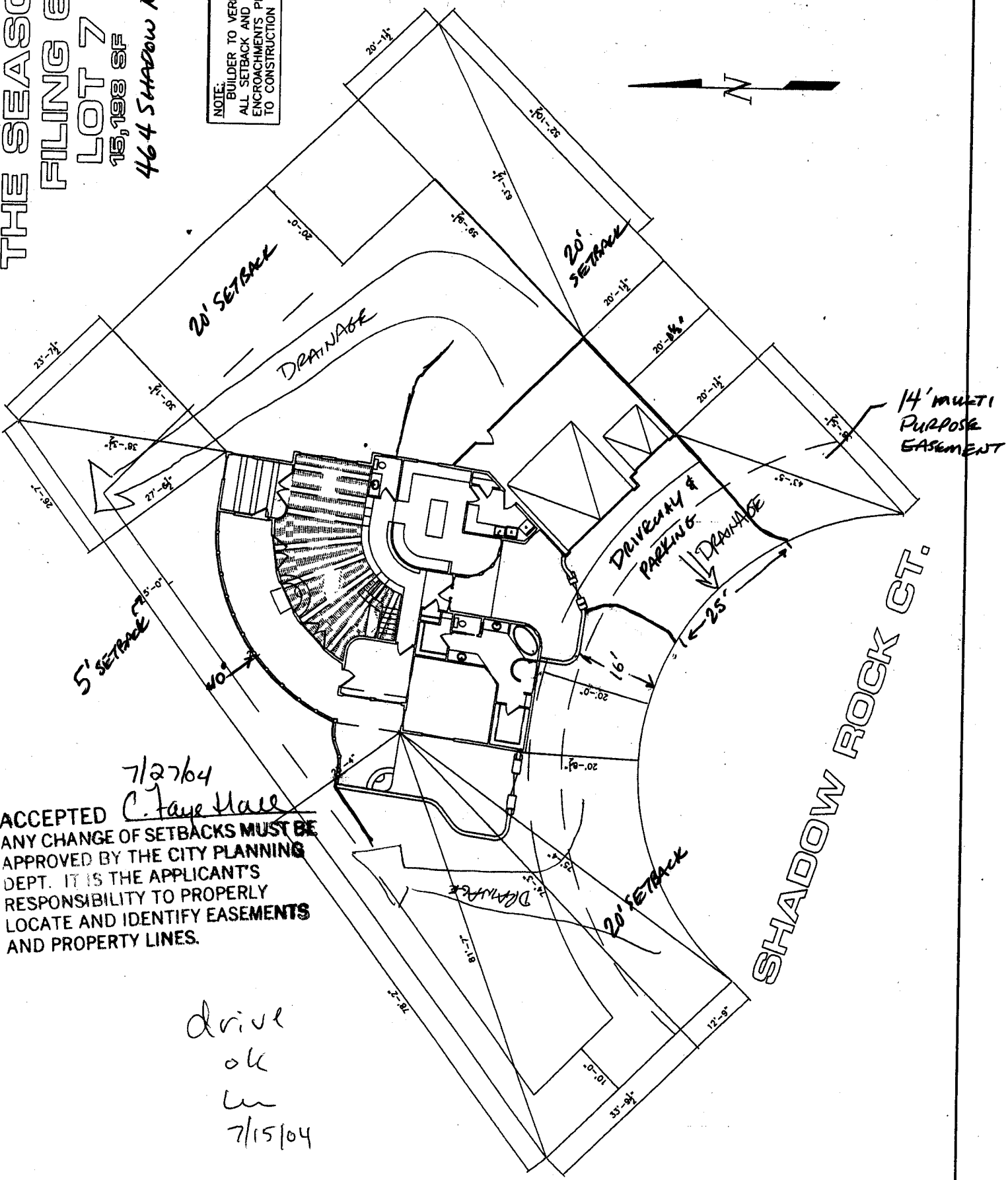
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17519</u>
Utility Accounting			Date <u>7/27/04</u>

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)

**THE SEASONS  
 FILING 6  
 LOT 7  
 15,198 SF  
 464 Shadow Rock Ct.**

**NOTE:  
 BUILDER TO VERIFY  
 ALL SETBACK AND EASEMENT  
 ENCROACHMENTS PRIOR  
 TO CONSTRUCTION**



7/27/04  
 C. Faye Hall  
**ACCEPTED**  
 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.

drive  
 ok  
 in  
 7/15/04