

FEE \$	10.00
TCP \$	500.00
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 455 Snow Mesa Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 3333

TAX SCHEDULE NO. 2947-271-15-019 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION The Seasons of Tivara Bldg TOTAL SQ. FT. OF EXISTING & PROPOSED 3333

FILING 6 BLK _____ LOT 19 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

(1) OWNER Ken + Alice Hauritzen NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) ADDRESS 5102 Hwy 50
Weeping Water, NE. 68463 USE OF EXISTING BUILDINGS Single family residence

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE ↓ ↓

(2) APPLICANT Co. Classic Builders, Inc. TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 4000 Ridges Blvd #4 G.J. Co

(2) TELEPHONE (970) 260-2599

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 X NO _____
 or _____ from center of ROW, whichever is greater

Side 20' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 22' Special Conditions Lot Drainage & storm

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 Marcia [Signature] Date 1-28-04

Department Approval NA [Signature] Date 2-9-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>16999</u>
Utility Accounting <u>[Signature]</u>	<input checked="" type="checkbox"/>		Date <u>2/9/04</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)

455 Snow Mesa Ct.

LOT 19
16,562
sq. ft.

NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

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

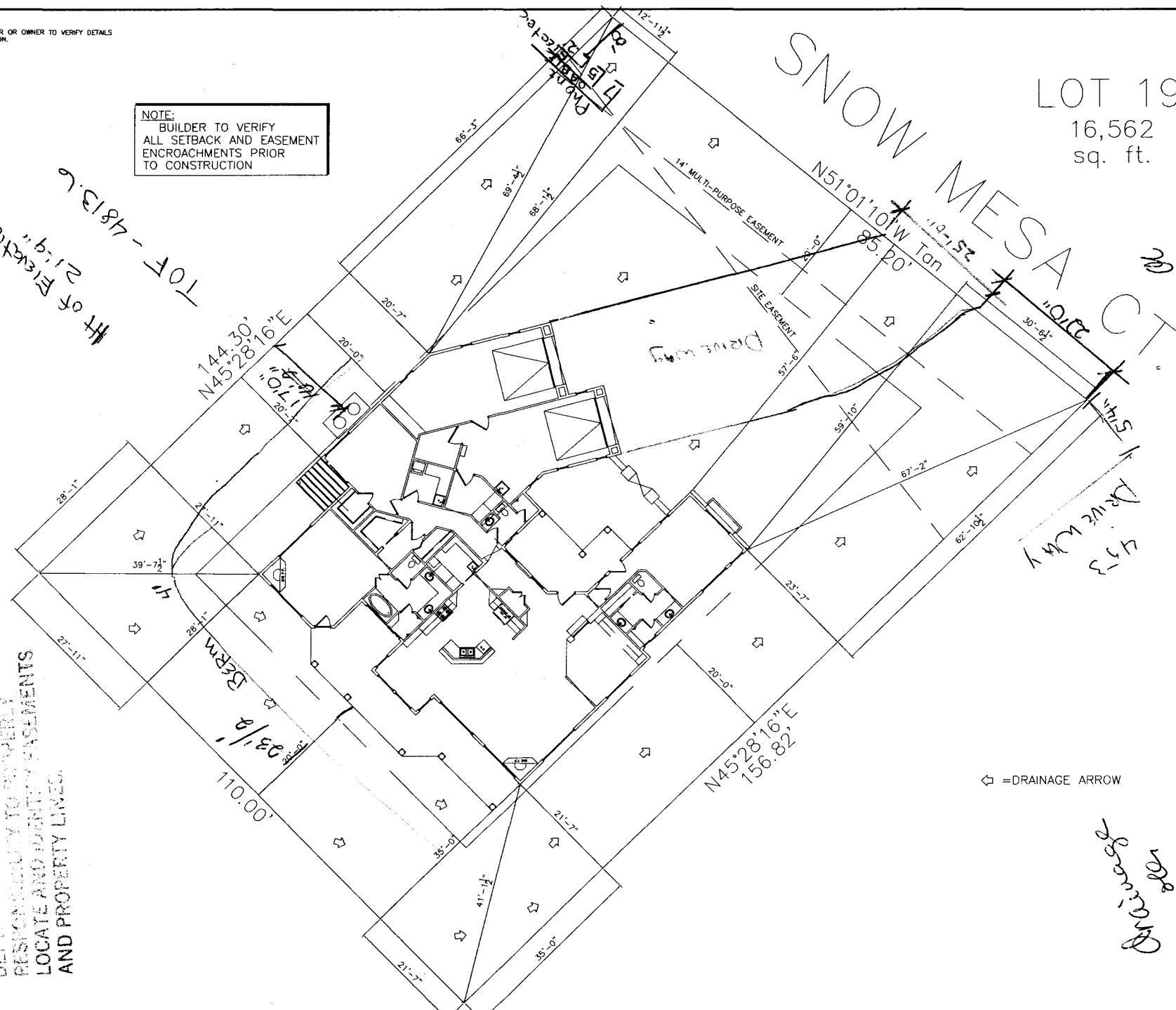
of Elevation
TOF - 4813.6
21.9"

11/20/04
11/20/04

453
Drive Wkwy

11/20/04
11/20/04

ACCEPTED 11/2-04
ALL SETBACKS MUST BE
ANY LOCAL PLANNING
APPLICABLE TO ALL
DEPT. OF PERMITS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



⇨ = DRAINAGE ARROW