

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>
SIF \$	292 <sup>00</sup>

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

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



Your Bridge to a Better Community

BLDG ADDRESS 459-Snow Mesa Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 3029 + 716 *Home + Garage*

TAX SCHEDULE NO. 2947-271-15-018 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION The Seasons TOTAL SQ. FT. OF EXISTING & PROPOSED 3795 *Lot Size 15,185 - Imp Area 5180*

FILING 6 BLK 1 LOT 18 NO. OF DWELLING UNITS: *Drive-Perios-walks*  
 Before: 0 After: 1 this Construction

(1) OWNER R. J. Rodgers #104 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 5301 Superstition Mtn Rd  
PMB 474 - Gold Canyon AZ 85218 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 480-671-3907 DESCRIPTION OF WORK & INTENDED USE New S/F Home  
RED HART CONST *w/ 2 car attached Garage*

(2) ADDRESS 2320-E 1/2 Rd G. J 81503 X TYPE OF HOME PROPOSED:  
 (2) TELEPHONE 234-0822-Dan  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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' Wall-15' Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 20' Wall-10' Parking Req'mt \_\_\_\_\_  
 from PL, Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 22' 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 Daniel R. Gault Date 7-1-04  
 Department Approval sc Mike Maguire Date 7/9/04

Additional water (and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No
Utility Accounting	<u>Overholt</u>	Date	<u>7/9/04</u> <u>17470</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)

Site Plan 459 Snow Mesa Ct.

Filing 6 BIK 1 Lot 18 The Seasons

RED HART CONST. 2947-271-15-018

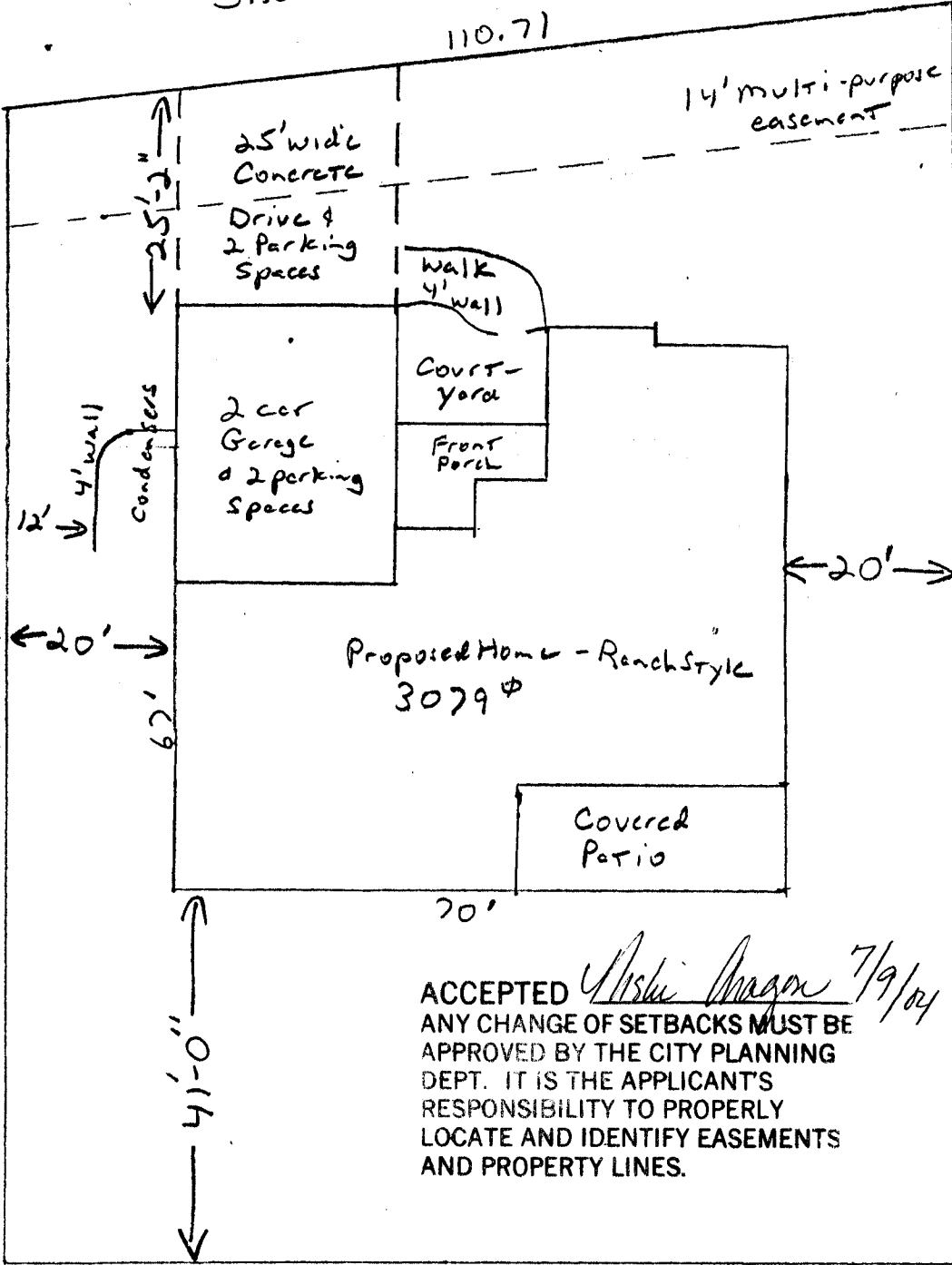
Min Setbacks  
20' Front-Sides-Rear  
15' Front Wall  
10' Side Wall

drive on  
w  
7/2/04

Snow Mesa Ct ROW

110.71

14' multi-purpose easement



Lot 17 adj  
131.79

Lot 19 adj  
144.30

ACCEPTED *Alshi Magan* 7/9/04  
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.

110.00  
Lot 12 adj.

Lot 11 adj.

1" = 20'