


FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

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



*Your Bridge to a Better Community*

BLDG ADDRESS 462 SNOW MESA CT SQ. FT. OF PROPOSED BLDGS/ADDITION 3487

TAX SCHEDULE NO. 2947-271-15-030 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SEASONS @ TIARA RADO TOTAL SQ. FT. OF EXISTING & PROPOSED 3487

FILING 6 BLK — LOT 30

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

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

(1) OWNER TIARA SANTA FE, LLC.

(1) ADDRESS 460 SNOW MESA CT.

(1) TELEPHONE 242-9482

(2) APPLICANT AMERICAN PROPERTIES

(2) ADDRESS 2099 K RD, FRUITA

(2) TELEPHONE 858-1490

USE OF EXISTING BUILDINGS —

DESCRIPTION OF WORK & INTENDED USE BUILD NEW SINGLE FAM. HM.

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 PD Maximum coverage of lot by structures max of 3500 sq ft

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO

or \_\_\_\_\_ from center of ROW, whichever is greater

Side 15'4" from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 25' Special Conditions Individual lot drainage & storm management plan needed.

A

CENSUS \_\_\_\_\_ 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 [Signature] Date 4/14/04

Department Approval [Signature] Date 4-14-04

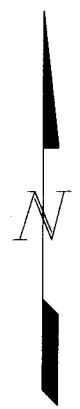
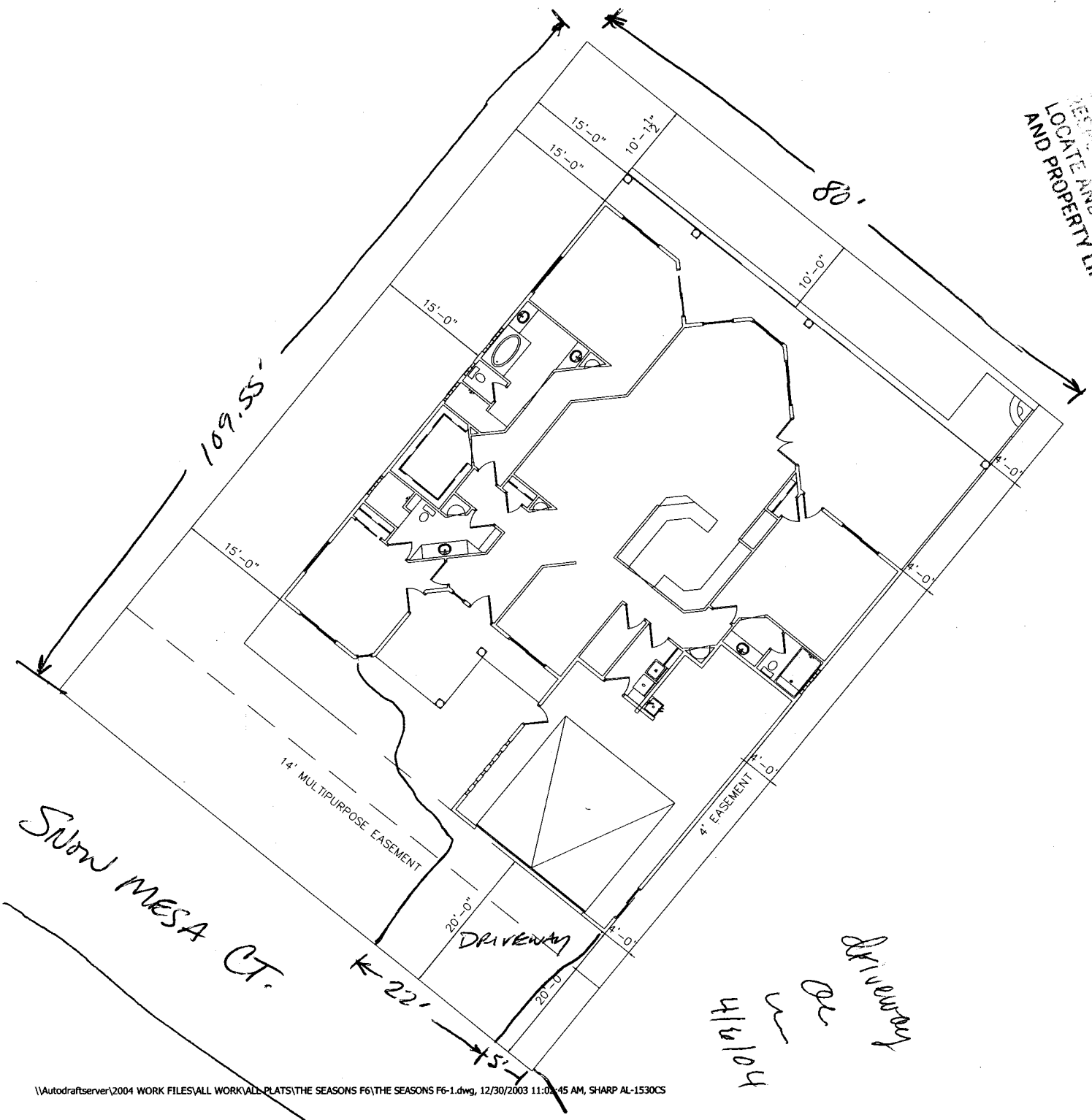
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17159</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/14/04</u>

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)

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

*Mark M...*  
4-14-04



30  
8,760  
sq. ft.

*driveway*  
*area*  
*416/104*