

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

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

BLDG PERMIT NO. _____

Building Address 2070 Coyote Ct.
 Parcel No. 2947-271-06-051
 Subdivision SEASON AT TIARA RADO
 Filing 3 Block _____ Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 3204
 Sq. Ft. of Lot / Parcel 10,059
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 18' 1"

OWNER INFORMATION:

Name Garrett McMillin
 Address 2070 Rim Shadow Ct
 City / State / Zip Grand Junction Co
81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Garrett McMillin
 Address 2070 Rim Shadow Ct
 City / State / Zip Grand Junction Co 81503
 Telephone 243-9598

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 RD Maximum coverage of lot by structures _____
 SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 0' from PL Rear _____ from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions _____
 Voting District A Driveway Location Approval TRAD
 (Engineer's Initials)

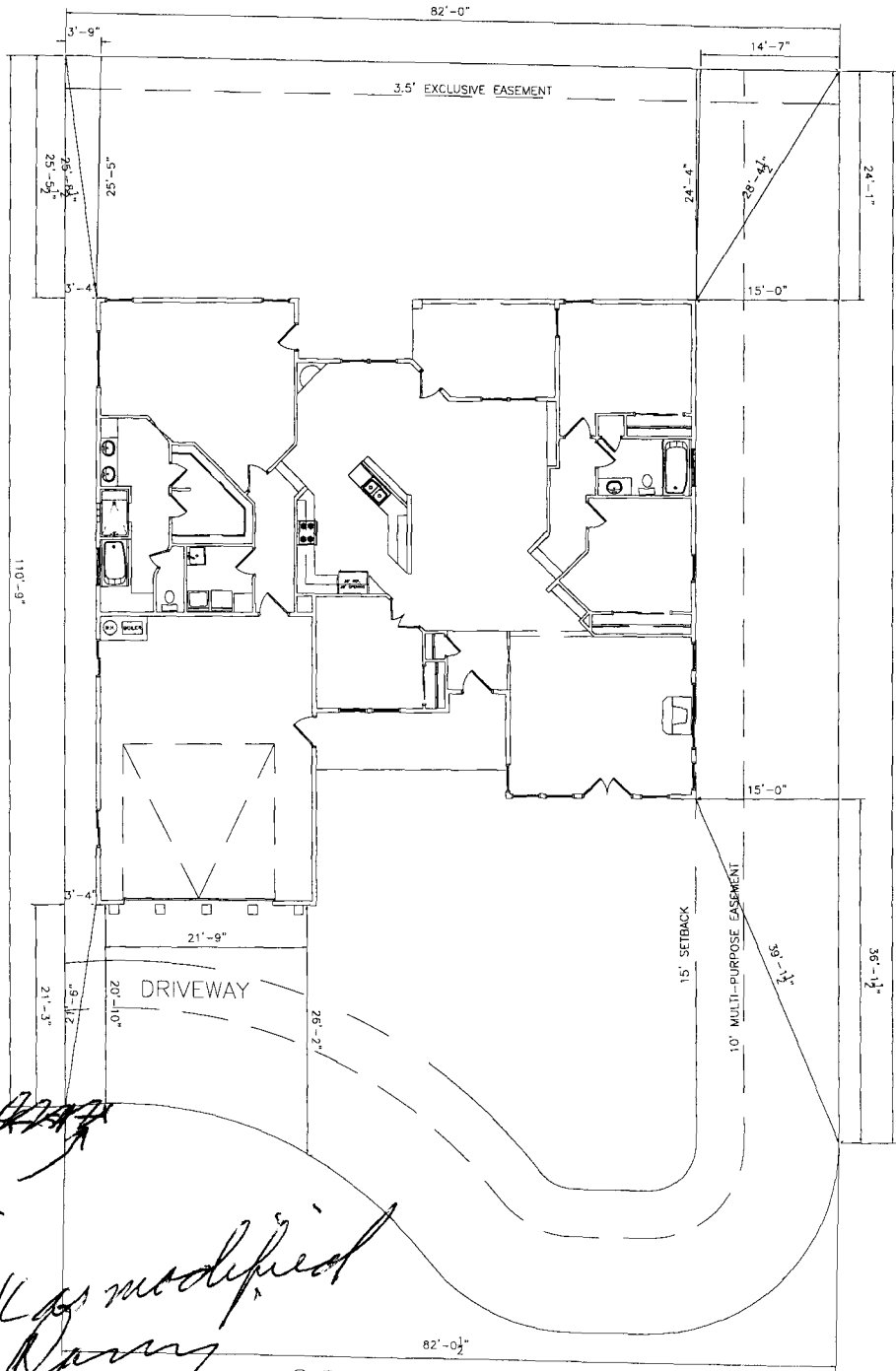
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 8/04/05
 Department Approval [Signature] Date 8-4-05

Additional water and/or sewer tap fee(s) are required:	YES <input type="radio"/>	NO <input checked="" type="radio"/>	W/O No. <u>8/4/05</u>
Utility Accounting <u>[Signature]</u>	Date <u>18.311</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)

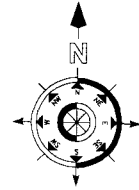


5' OFF #

*Drive OK as modified
Rick Adams
8-4-05*

8-4-05

Gayleen Anderson
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.



SEASONS DRIVE

NOTE:
DIMENSION LINES ARE PULLED FROM
EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
EXISTS, DIMENSIONS WILL BE FROM EDGE
OF FOUNDATION.

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

NOTE
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

SITE PLAN INFORMATION	
SUBDIVISION NAME	THE SEASONS/TIARA RADO
FILING NUMBER	3
LOT NUMBER	11
BLOCK NUMBER	N/A
STREET ADDRESS	? COYOTE COURT
COUNTY	MESA
GARAGE SQ. FT.	719 SQ. FT.
COVERED ENTRY SQ. FT.	132 SQ. FT.
COVERED PATIO SQ. FT.	146 SQ. FT.
LIVING SQ. FT.	2,487 SQ. FT.
LOT SIZE	10,059 SQ. FT.
SETBACKS USED	FRONT 15'
	SIDES 15'
	REAR

SCALE: 1" = 20'-0"