

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 320 ShadowLake Ct No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 294520401019 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3240  
 Subdivision Redlands Mesa Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing 1 Block 19 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**  
 Name Andy Snoke Greg Olson  
Legacy Premiere Homes LLC  
 Address 711 Placer Dr  
 City / State / Zip Fruita CO 81521

**DESCRIPTION OF WORK & INTENDED USE:**  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**  
 Name Andy Snoke  
 Address 711 Placer Dr  
 City / State / Zip Fruita CO 81521  
 Telephone 970 858 9355  
*call 309 3701782*

**\*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 <u>PD</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District <u>A</u>	Driveway Location Approval <u>[Signature]</u> (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 Andy Snoke Date 7-15-05  
 Department Approval MC Fay Hall Date 7/19/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>116705</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/19/05</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)

Legacy Homes plans-B.dwg, 7/19/2005 12:22:06 PM

SHADOW LAKE COURT

6" SW

6" SW

ALL CONCRETE STAMPED AND COLORED

W 8" SW

W 8" SW

32'-0"

20'-0" FRONT SETBACK

CONCRETE DRIVE

14' MULTI-PURPOSE EASEMENT

CONCRETE WALK

GARAGE

GUEST HOUSE

GARAGE

ENTRY COURTYARD

7/19/05 NEW RESIDENCE

drive on lot

COVERED PATIO

CONCRETE WALK

24'-11"

28'-6"

18'-0"

71'-5"

7'-0"

7'-0" SIDE SETBACK

LEGACY PREMIER HOMES, LLC

LOT 19, BLOCK 1, FILING 1  
REDLANDS MESA  
320 Shadow Lake Court  
Grand Junction, CO

SITE PLAN  
SCALE 1"=10'-0"



ACCEPTED *Clay Hall* 7/19/05  
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.

N 84°59'18" E 74.01'

