

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 457 Shadow Rock Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2947-272-15-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4,068'
 Subdivision "Seasons" @ Tiara Rado Sq. Ft. of Lot / Parcel .43 acres
 Filing 0 Block _____ Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 6,032'
 Height of Proposed Structure 24'-6"

OWNER INFORMATION:

Name W. Jay Hoffman
 Address 425 Patterson Rd #405
 City / State / Zip Grand Jct, Colo 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Conquest Construction
 Address 1111 S. 12th Street
 City / State / Zip Grand Jct CO 81501
 Telephone 243-1242

***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 <u>PD</u>	Maximum coverage of lot by structures <u>5000 sq ft</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>22</u>	Special Conditions <u>Planning Clearances for</u>
Voting District <u>A</u>	<u>building permits will require individual</u>
Grading + Driveway Location Approval <u>U</u> (Engineer's Initials)	<u>lot drainage & storm water management plans.</u>

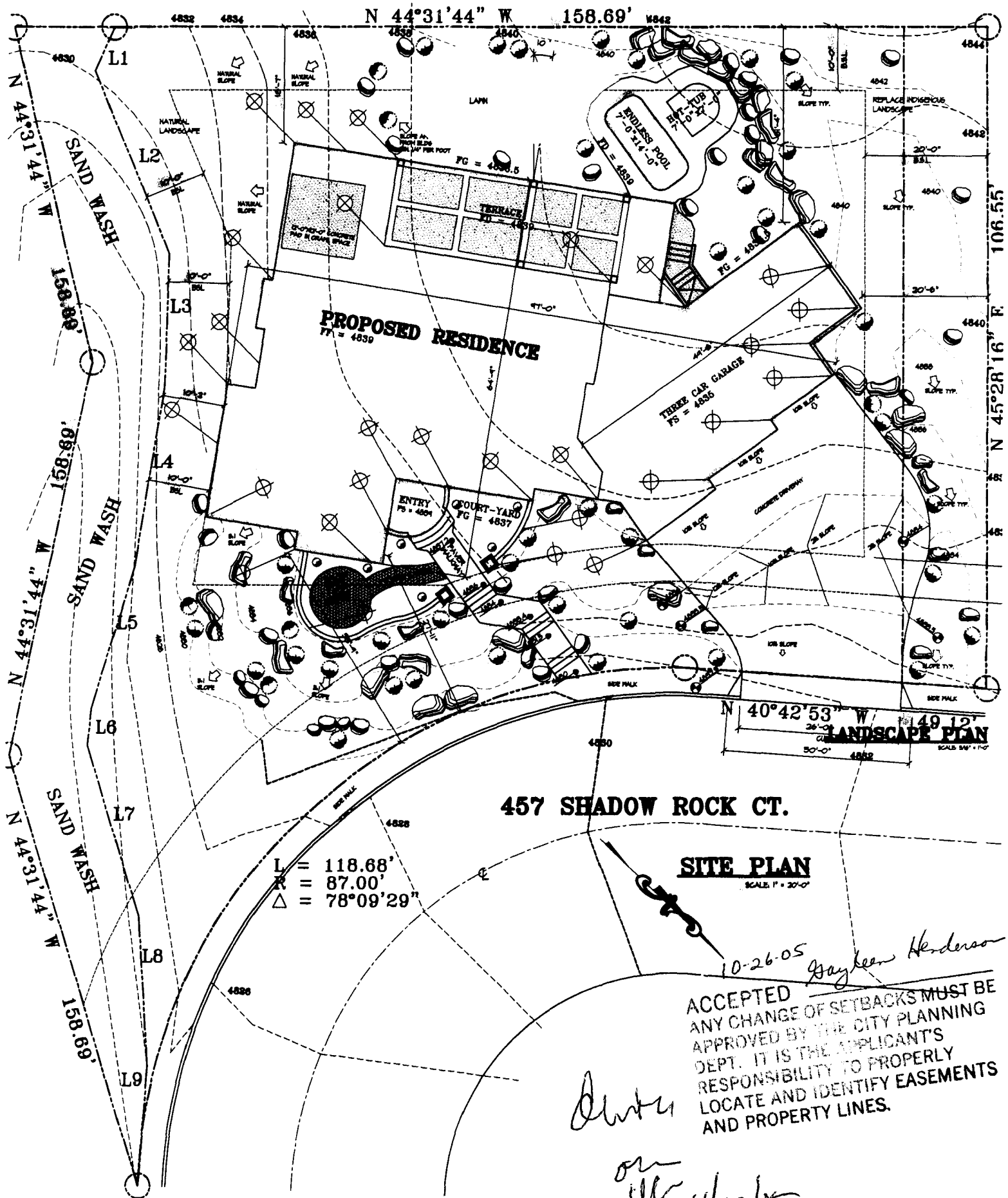
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 James d'Back Date April 12, 05
 Department Approval NA Gayleen Henderson Date _____

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>18516</u>
Utility Accounting <u>ABeasley</u>	Date <u>10/26/05</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)



PROPOSED RESIDENCE
 77' = 4839

THREE CAR GARAGE
 FS = 4835

ENTRY
 FS = 4804
 FG = 4837

COURT-YARD
 FG = 4837

ENDLESS POOL
 7'-0" x 14'-0"

TERRACE
 FD = 4839
 FG = 4839.5

LANDSCAPE PLAN
 SCALE 1" = 10'

457 SHADOW ROCK CT.

SITE PLAN
 SCALE 1" = 20'-0"

L = 118.68'
 R = 87.00'
 Δ = 78°09'29"

10-26-05
 Gayleen Henderson
 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.

[Signature]
 on 4/13/05