

FEE \$: 10.00

PLANNING CLEARANCE

BLDG PERMIT NO.

TCP \$ ~~2000~~

(Single Family Residential and Accessory Structures)

SIF \$ ~~2000~~

Community Development Department

WAS pd on 7/9/04 NA

Building Address 459 Snow Mesa Ct.

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2947-271-15-018

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3,437

Subdivision She Seasons

Sq. Ft. of Lot / Parcel 15,185

Filing 6 Block _____ Lot 18

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5,000

OWNER INFORMATION:

Height of Proposed Structure ~~21~~ 21

Name Craig & Susan Fay

DESCRIPTION OF WORK & INTENDED USE:

Address 459 Snow Mesa Ct.

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

City / State / Zip Grand Junction, CO

APPLICANT INFORMATION:

Name Chris Kendrick Const.

*TYPE OF HOME PROPOSED:

Address 231 W. Fallen Rock Rd

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

City / State / Zip Grand Junction, CO 81503

NOTES: _____

Telephone 245-8987

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 per plat from property line (PL)

Permanent Foundation Required: YES NO _____

Side per plat from PL Rear _____ from PL

Parking Requirement 2

Maximum Height of Structure(s) 22'

Special Conditions Max driveway pavement 25'

Voting District A Driveway Location Approval [Signature]

Individual lot drainage + storm water

(Engineer's Initials)

management plan req'd. - per plat

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 11-4-2005

Department Approval [Signature]

Date 11-10-05

Additional water and/or sewer tap fee(s) are required:

YES NO _____

W/O No. 17470

Utility Accounting [Signature]

Date 11/10/05

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)

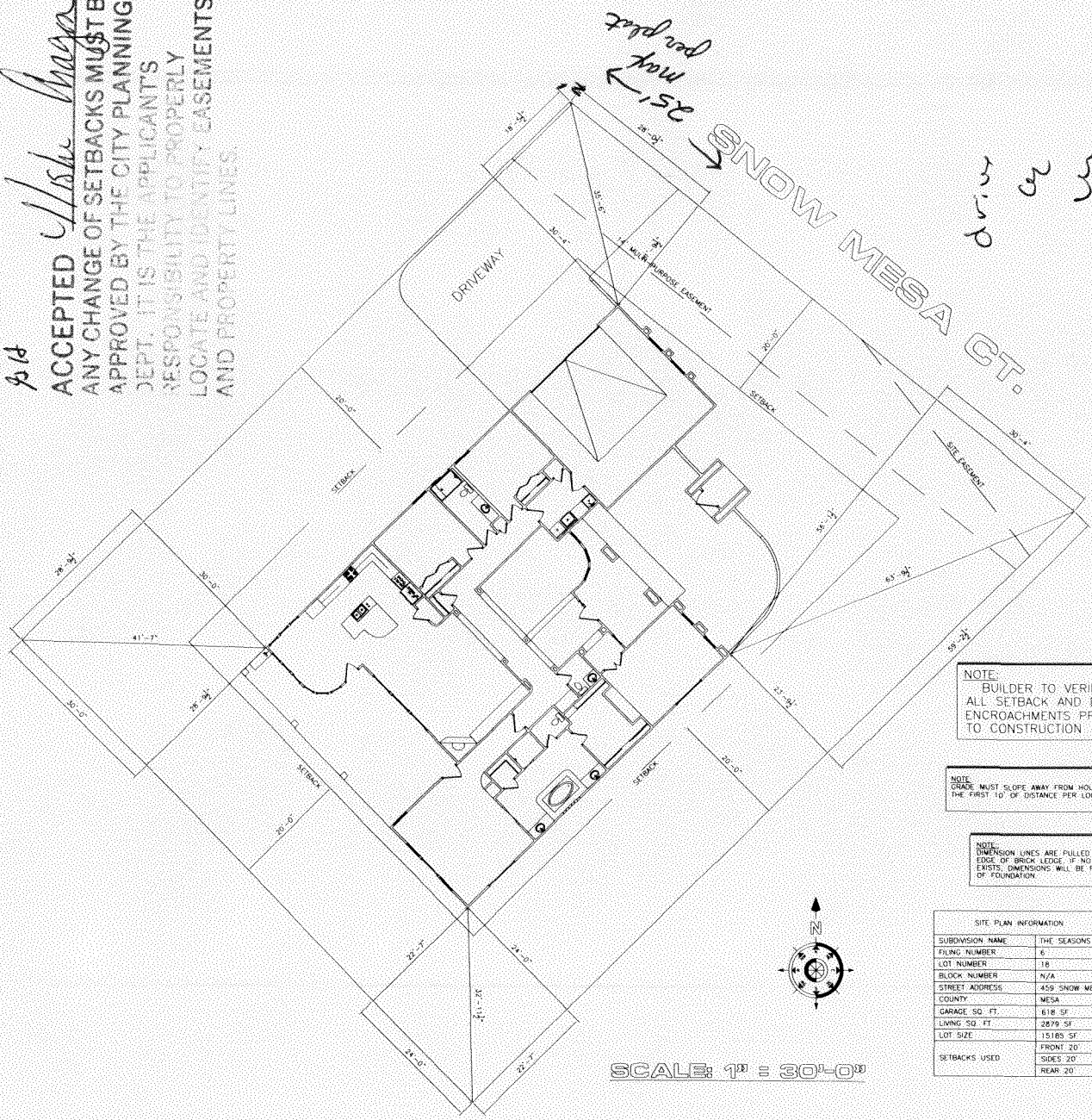
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

9/14
 ACCEPTED *Althea Prager 11/18/05*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SCALE: 1" = 30'-0"

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


NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 8" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE

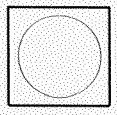
NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE IF NO BRICK LEDGE EXISTS. DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	THE SEASONS AT TIARA RADD
FILING NUMBER	6
LOT NUMBER	18
BLOCK NUMBER	N/A
STREET ADDRESS	458 SNOW MESA COURT
COUNTY	MESA
GARAGE SQ. FT.	618 SF
LIVING SQ. FT.	2879 SF
LOT SIZE	15185 SF
SETBACKS USED	FRONT 20' SIDES 20' REAR 20'

Drive
 CE
 W/S/O/S

NO.	REVISIONS


Autodraft
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6732



CHRIS KENDRICK CONSTRUCTION
 SITEPLAN

DRAWN BY AUTODRAFT TAY WARD
DATE 6-16-05
SCALE 1/8" = 1'-0"
SHEET A4