

FEE \$	10.00
TCP \$	1500.00
SIF \$	297.00

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

BLDG PERMIT NO. _____

Building Address 464 Snow Mesa Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2947-271-15-029 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Subdivision Seasons at Tiara Ranch Sq. Ft. of Lot / Parcel 3521 8768A
 Filing 6 Block _____ Lot 29 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5061
 Height of Proposed Structure max height 19 FT 8"

OWNER INFORMATION:

Name Seasons at Tiara Ranch Assoc
 Address PO Box 10
 City / State / Zip GS, CO 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Maves Construction
 Address PO Box 670
 City / State / Zip Fruta, CO 81521
 Telephone (970) 234-0659

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

PAID
 DEC 14 2005
 TB

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 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side SE Side - 4' from PL Parking Requirement 2
 Side NE Side 15' from PL Rear 10 from PL Special Conditions Requires lot drainage
 Maximum Height of Structure(s) 18' & down water mgmt plans
 Voting District A Driveway Location Approval _____
 (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 12/2/05

Department Approval [Signature] Date 12-14-05

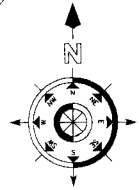
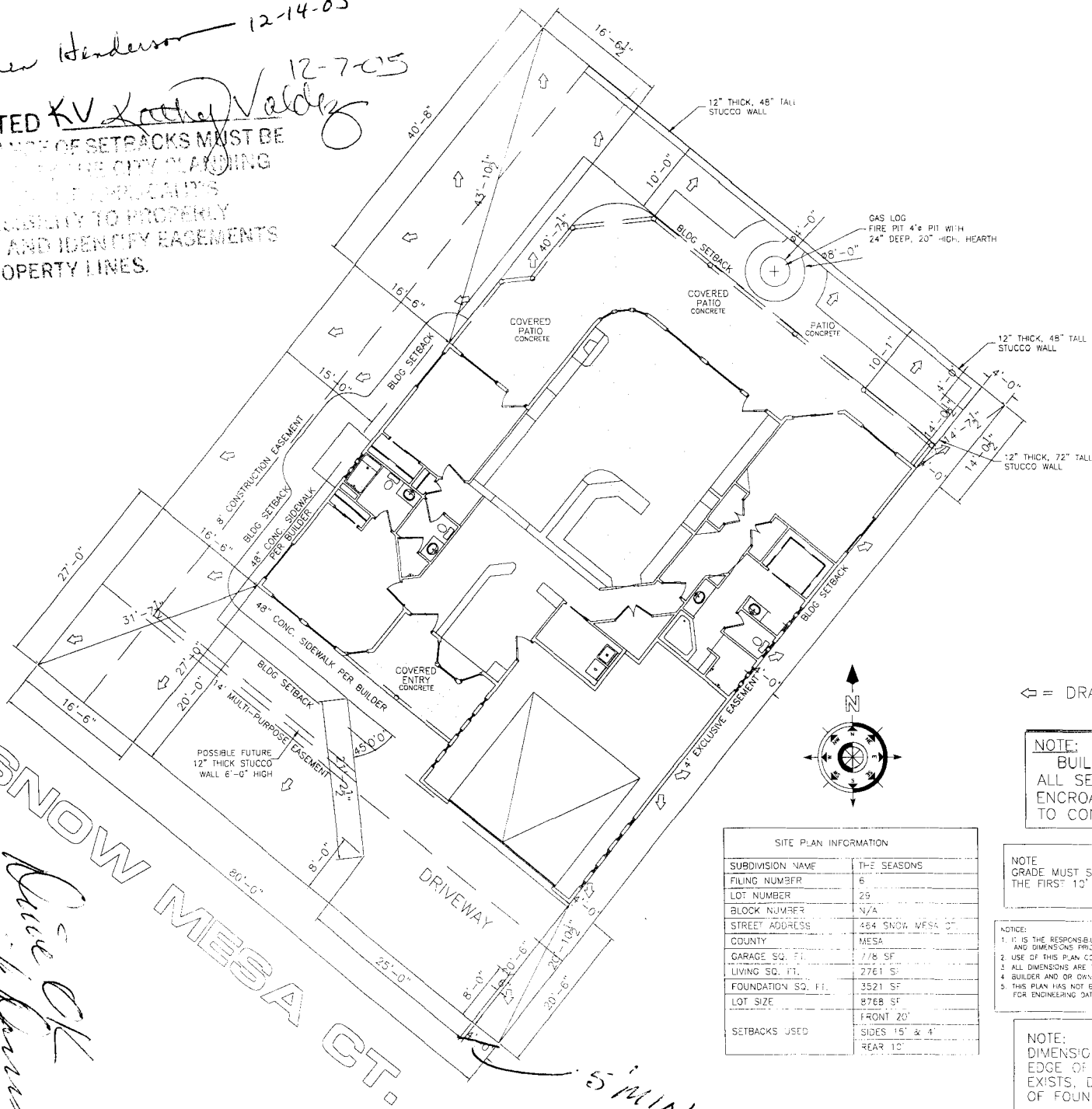
Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>818032</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/14/05</u>

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)

Jaylen Henderson 12-14-05

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

12-7-05



↔ = DRAINAGE ARROWS

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
FILING NUMBR	6
LOT NUMBER	25
BLOCK NUMBER	N/A
STREET ADDRESS	464 SNOW MESA CT
COUNTY	MESA
GARAGE SQ. FT.	778 SF
LIVING SQ. FT.	2761 SF
FOUNDATION SQ. FT.	3521 SF
LOT SIZE	8788 SF
SETBACKS USED	FRONT 20' SIDES 15' & 4' REAR 10'

NOTICE:

- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
- ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
- BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
- THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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

SNOW MESA CT.
 DRIVEWAY
Rene OK
Mark Kenna
 12-9-05

5' MIN
 SCALE: 1"=20'-0"