

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2058 Snowmass Lane SQ. FT. OF PROPOSED BLDGS/ADDITION 1837

TAX SCHEDULE NO. 2947-271-14-005 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION The Seasons at TIARA Rado TOTAL SQ. FT. OF EXISTING & PROPOSED 1837

FILING 5 BLK — LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Dennis & Bernadette Gessio Family Trust NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 526 D N. Rado Drive USE OF EXISTING BUILDINGS _____

(1) TELEPHONE (970) 241-4624 DESCRIPTION OF WORK & INTENDED USE Single family Residence

(2) APPLICANT CoClassic Builders TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 406 Ridgess Blvd #4 G2

(2) TELEPHONE (970) 260-2399

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 NO _____
 or _____ from center of ROW, whichever is greater

Side W-15' E-4' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 18' Special Conditions _____
A

CENSUS _____ TRAFFIC _____ ANNEX# _____

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).

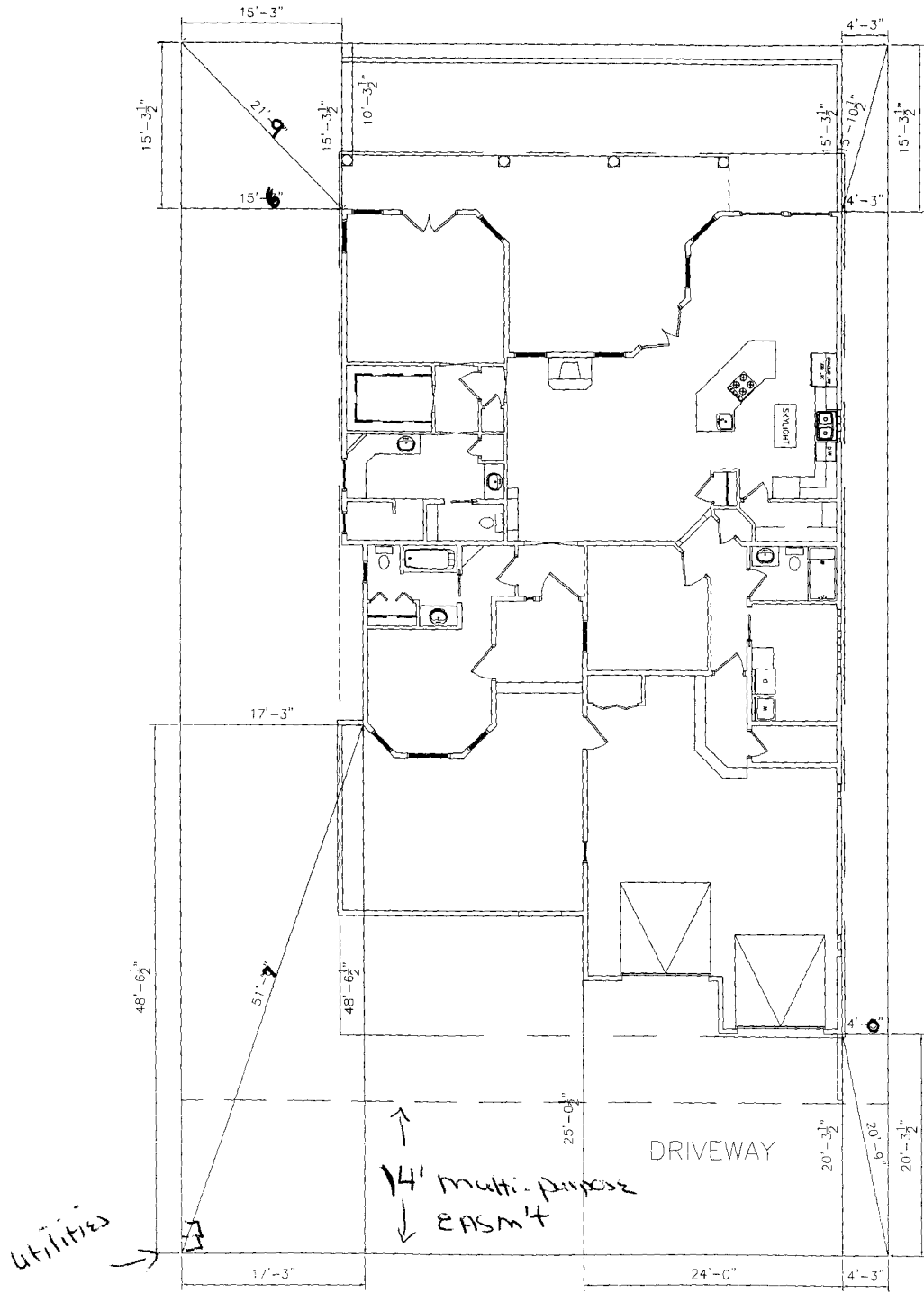
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Marcia [Signature] Date 4-18-2005

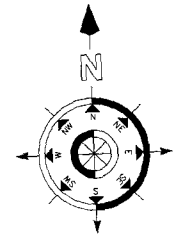
Department Approval M. C. Fay Hall Date 4/26/05

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>18061</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/26/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



4/26/05
 ACCEPTED *C. Y. Hall*
 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.



NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" 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.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	THE SEASONS
FILING NUMBER	5
LOT NUMBER	5
BLOCK NUMBER	N/A
STREET ADDRESS	? 2058 Snow Mesa Lane
COUNTY	MESA
GARAGE SQ. FT.	653 SF
COVERED ENTRY SQ. FT.	60 SF
COVERED PATIO SQ. FT.	389 SF
LIVING SQ. FT.	1800 SF 1832
LOT SIZE	7,347 SF
SETBACKS USED	FRONT 20'
	SIDES 4' & 15'
	REAR 10'

SCALE: 1/16" = 1'-0"