

FEE \$ 10.-  
 TCP \$ 1500.-  
 SIF \$ 292.-

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Community Development Department

BLDG PERMIT NO. \_\_\_\_\_

Building Address 681 TAHOE CIRCLE  
 Parcel No. 2945-031-69-007  
 Subdivision VALLEY MEADOWS NORTH  
 Filing 1 Block 2 Lot 7

No. of Existing Bldgs 0 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3206  
 GARAGE 774  
 Sq. Ft. of Lot / Parcel 11,941 SF 3980 #  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3980  
 Height of Proposed Structure 26'-0

**OWNER INFORMATION:**

Name MERLIN & SHAUNA UNRUH  
 Address 681 TAHOE CIRCLE  
 City / State / Zip G.J LO, 81505

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

**APPLICANT INFORMATION:**

Name MCGILVERSON, INC BY: MERLIN UNRUH  
 Address 523 FLORENCE ROAD  
 City / State / Zip G.J LO 81504  
 Telephone (970) 242-8035

\*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>RSF-4</u>	Maximum coverage of lot by structures <u>50'</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>/</u>
Voting District _____	Driveway Location Approval <u>RAD</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 [Signature] Date 11/22/05  
 Department Approval [Signature] Date 12/1/05

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>18604</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/1/05</u>

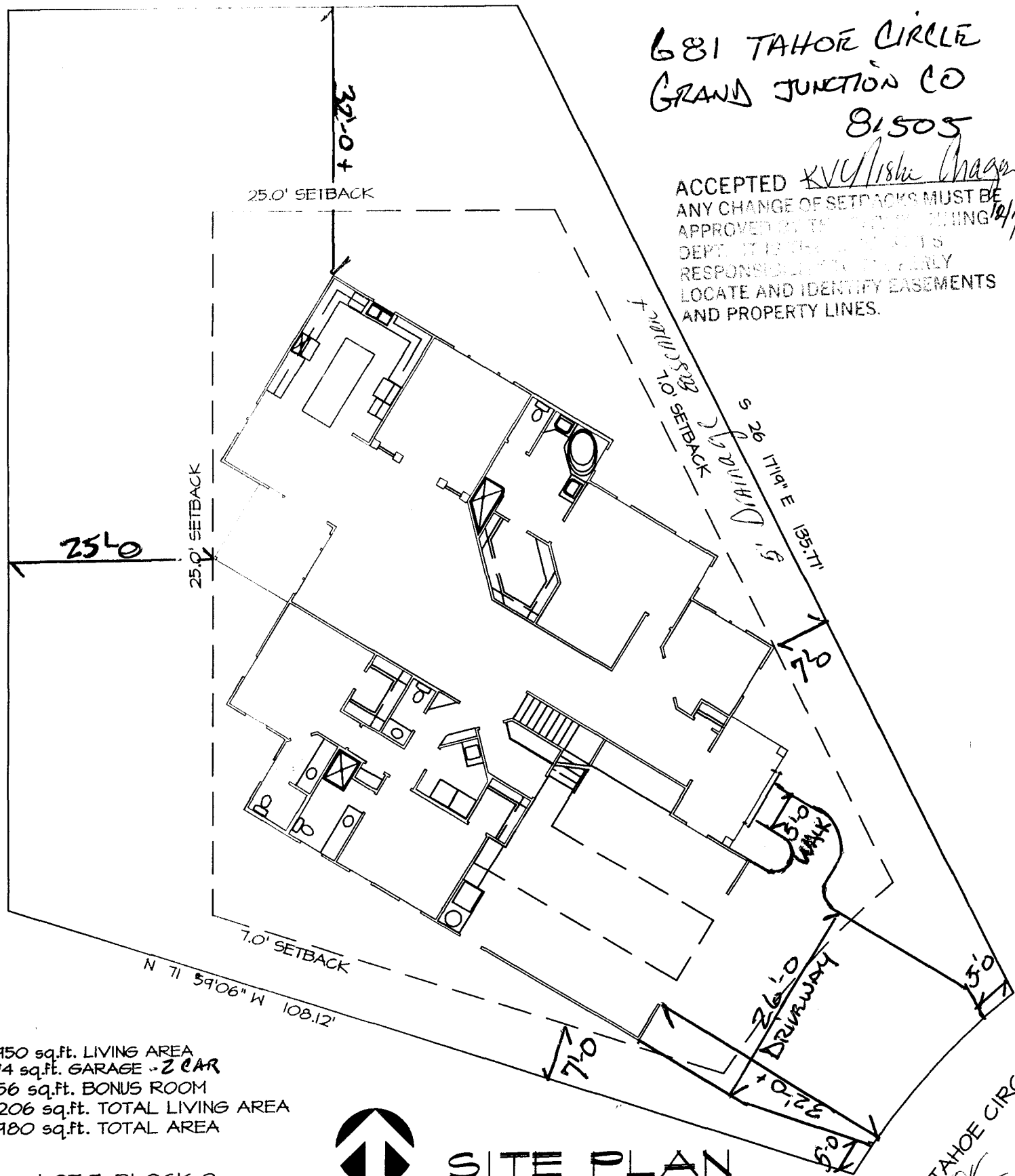
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

S 81°54'42" E 62.04'

681 TAHOE CIRCLE  
GRAND JUNCTION CO  
81505

ACCEPTED *KVC/Ishe Chaga*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

N 00° 01'25" W E 110.61"



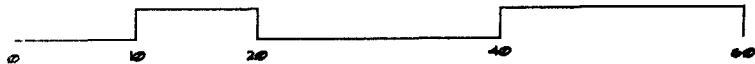
2950 sq.ft. LIVING AREA  
114 sq.ft. GARAGE - 2 CAR  
256 sq.ft. BONUS ROOM  
3206 sq.ft. TOTAL LIVING AREA  
3980 sq.ft. TOTAL AREA

LOT 7, BLOCK 2,  
VALLEY MEADOWS  
NORTH SUBDIVISION



# SITE PLAN

SCALE: 1"=20'-0"



TAHOE CIRCLE  
*Done OK*  
RAD  
11-23-05