

FEE \$ 10.-  
 TCP \$ 1500.-  
 SIF \$ 202.-

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 685 Tahoe circle No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-031-69-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3481  
 Subdivision Valley Meadows North Sq. Ft. of Lot / Parcel 12,189  
 Filing 1 Block 2 Lot 5  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3481  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name Mandy Rush  
 Address 2521 Madison ave  
 City / State / Zip Grand Jct, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name R&D Quality Builders, LLC  
 Address 880 20 Rd.  
 City / State / Zip Fruita, CO 81521  
 Telephone 234-0717 858-0717

**\*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 RSF-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 Side 7/3 from PL Rear 25/5 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35 Special Conditions \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval ur N/A  
 (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).

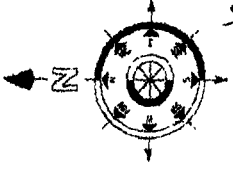
Applicant Signature [Signature] Date 11-9-05  
 Department Approval [Signature] Date 11-17-05

Additional water and/or sewer tap fee(s) are required:  YES  NO W/O No. 18565  
 Utility Accounting [Signature] Date 11/17/05

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)

ACCEPTED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*11-17-05*  
*XV*



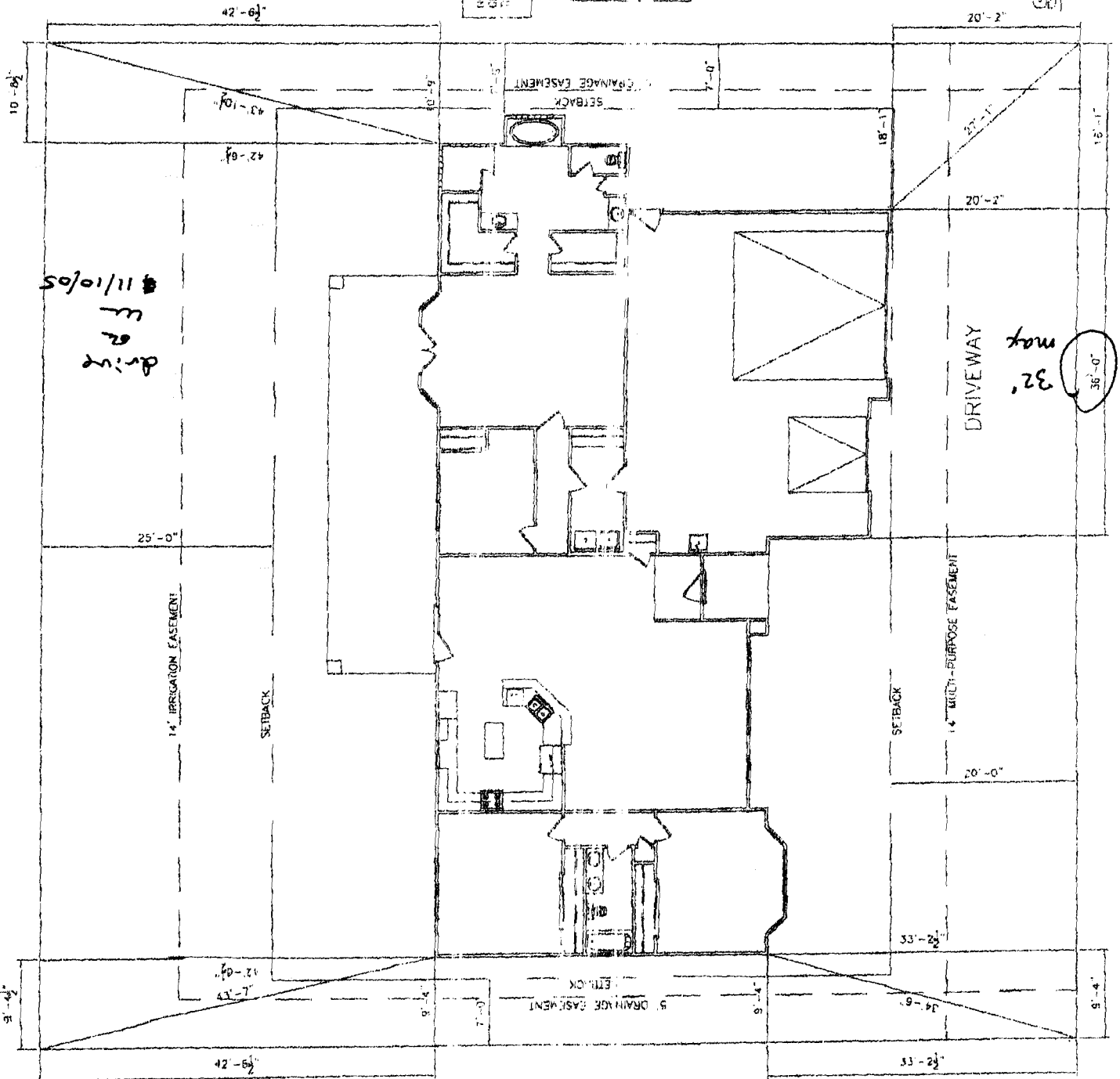
NOTE: DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE IF NO BRICK LEDGE EXISTS. DIMENSIONS WILL BE FROM FACE OF FOUNDATION.

NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 6" AT FEET IN THE REAR AND SIDE. SEE LOCAL BUILDING CODE.

NOTE: BUILDER TO VERIFY ALL SETBACK AND EASEMENT REQUIREMENTS BEFORE CONSTRUCTION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	VALLEY MEADOWS NORTH
FILING NUMBER	7
LOT NUMBER	5
BLOCK NUMBER	2
STREET ADDRESS	685 TARHOE CIRCLE
COUNTY	MESA
GARAGE SQ. FT.	1007 SF
LIVING SQ. FT.	2474 SF
LOT SIZE	17189 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1" = 116'



TARHOE CIRCLE