

FEE \$ 10<sup>00</sup>  
 TCP \$ 1,500<sup>00</sup>  
 SIF \$ 292<sup>00</sup>

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

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

Building Address 2051 CANYON SHADOW CT. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2947-272-15-015 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2615  
 Subdivision THE SEASONS/TIARA RADC Sq. Ft. of Lot / Parcel 13789.09  
 Filing # 6 Block \_\_\_\_\_ Lot # 15 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5824  
 Height of Proposed Structure 17'

**OWNER INFORMATION:**

Name WILLIAM CARMICHAEL  
 Address 2051 CANYON SHADOW CT  
 City / State / Zip GRAND JUNCTION CO 81523

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name WILLIAM CARMICHAEL  
 Address 2051 CANYON SHADOW CT  
 City / State / Zip GRAND JUNCTION CO 81523  
 Telephone 256-0118 CELL (303) 507-6236

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

JAN 06 2006

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>			
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>5000 #</u>		
SETBACKS: Front <u>5</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>AS</u> from PL	Rear <u>9</u> from PL	Parking Requirement <u>2</u>	
Maximum Height of Structure(s) <u>22 ft</u>	Special Conditions <u>Storm Water Mgmt</u>		
Voting District <u>A</u>	Driveway Location Approval <u>RAD</u> (Engineer's Initials)	<u>Plans - See building envelop per plan</u>	

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).

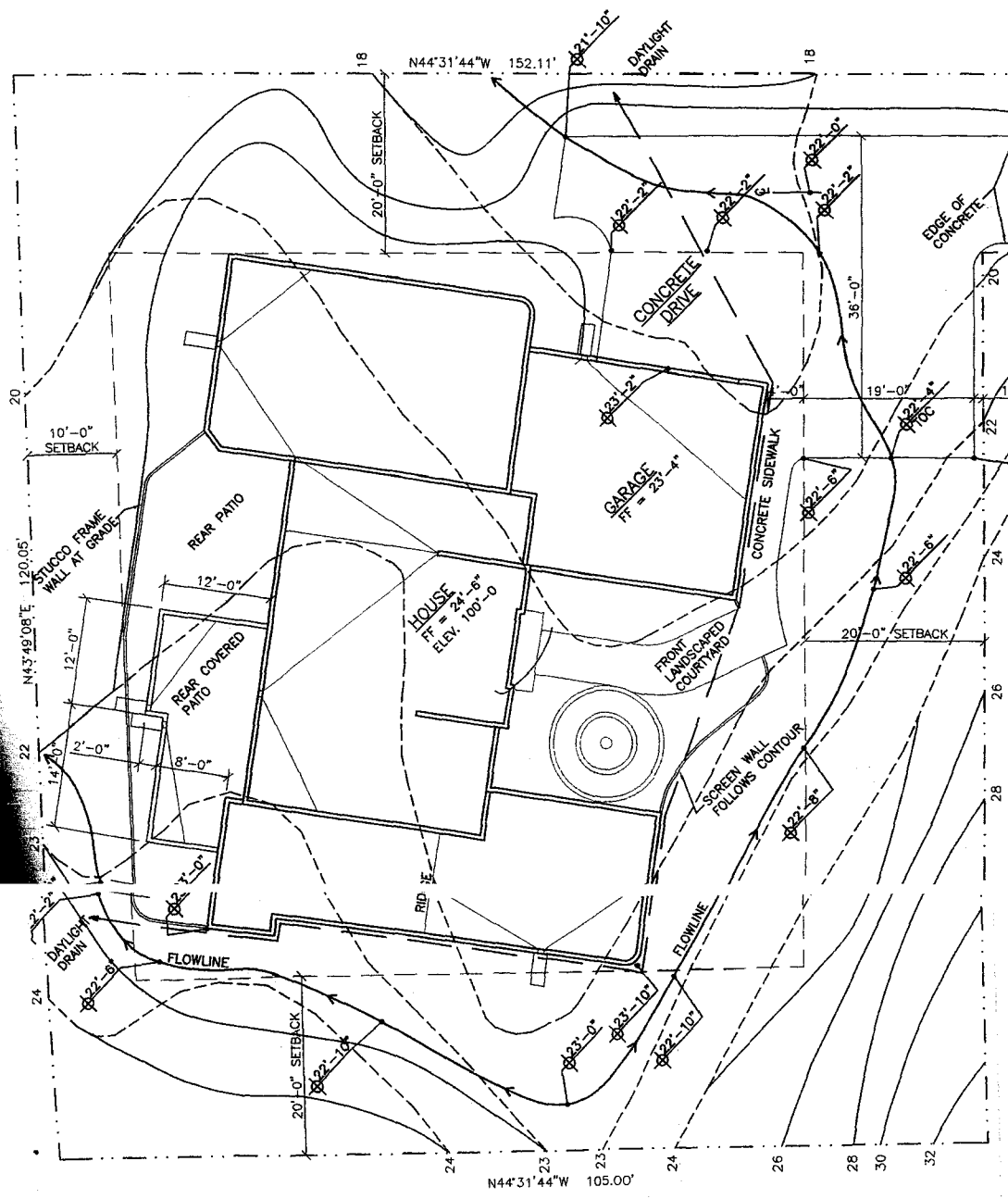
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature William Carmichael Date 12/16/05

Department Approval XV Kathy Valdez NH Date 1-6-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18736</u>
Utility Accounting <u>T. Bensley</u>	Date <u>1/6/06</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)



LC15:  
 DELTA = 28°33'58"  
 RADIUS = 48.00'  
 LENGTH = 24.28'  
 TANGENT = 12.41'  
 CHORD BRG = N11°49'59"E  
 CHORD = 24.02'

*David J. [unclear]*  
*12-19-05*

--- EXISTING CONTOUR TO CHANGE  
 - - - NEW CONTOUR LINE OR EXISTING UNCHANGED  
 \* SPOT GRADE  
 \* REFERENCE ELEV 24'-6" = 100'-0"

V.P. GRADING PLAN

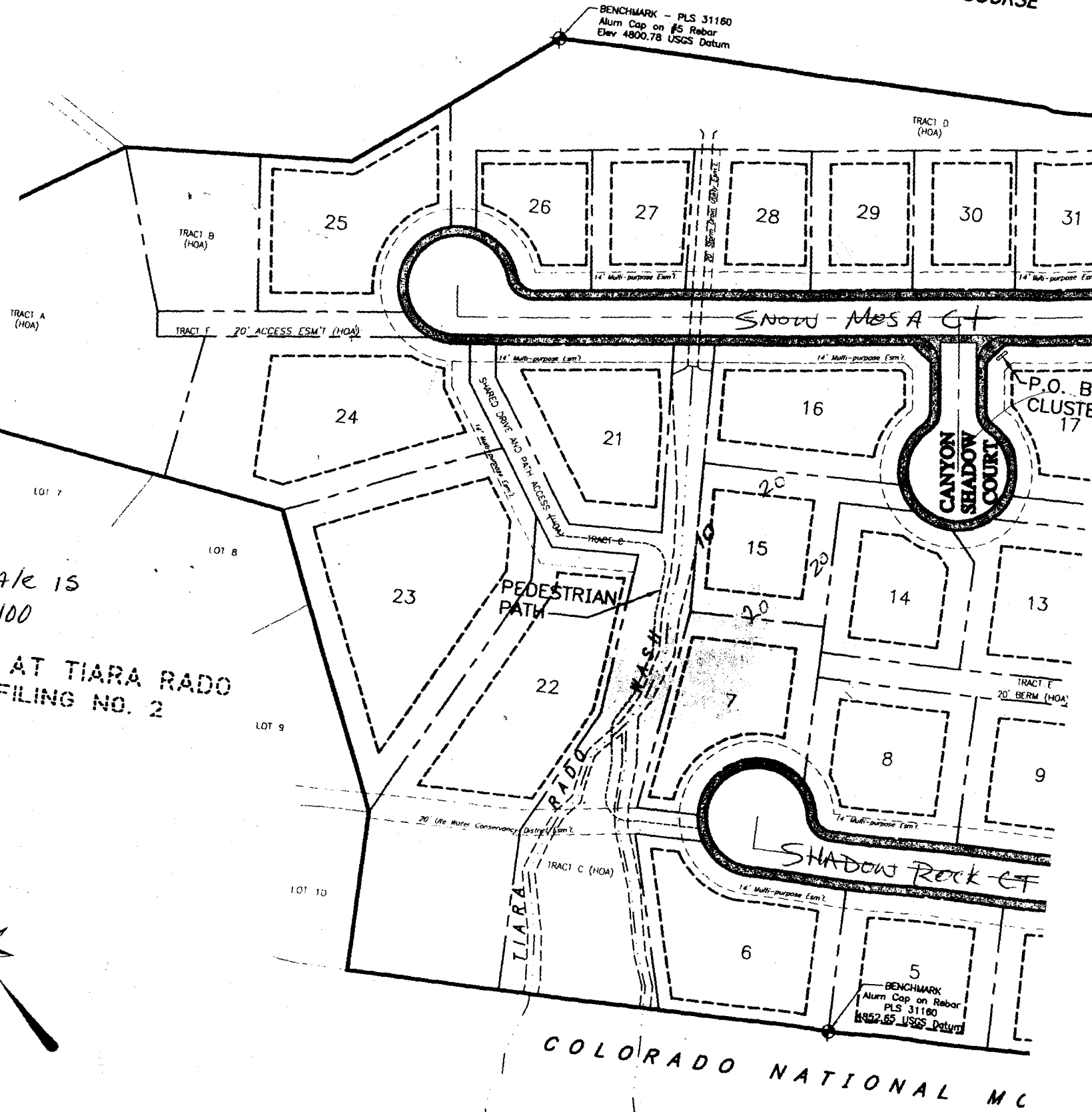
SCHEDULE  
 CONTENT  
 GRADING PLAN  
 PMS

ACCEPTED  
 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.

*KV/Isa [unclear]* 1-6-06

# THE SEASONS AT TIARA RADO FILING NO. 60

TIARA RADO  
GOLF COURSE



TRACT A (HOA)  
TRACT B (HOA)  
TRACT C (HOA)  
TRACT D (HOA)  
TRACT E (HOA)  
TRACT F (HOA)

7/15  
100  
AT TIARA RADO  
FILING NO. 2

COLORADO NATIONAL MC