

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 366 High Desert
 Parcel No. 2945-202-46-009
 Subdivision Redlands Mesa Golf Community
 Filing 1 Block 6 Lot 9

No. of Existing Bldgs — No. Proposed 1
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 4237
 Sq. Ft. of Lot / Parcel 14,374.8
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5607 sq. ft.
 Height of Proposed Structure 22 ft.

OWNER INFORMATION:

Name Wagner Design Development
 Address 300 Main St. 301
 City / State / Zip Grand Junction / CO / 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name ACCI 2000
 Address P.O. Box 511
 City / State / Zip Clifton / CO / 81520
 Telephone (970) 201-7670

***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>PD</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval <u>RAJ</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).

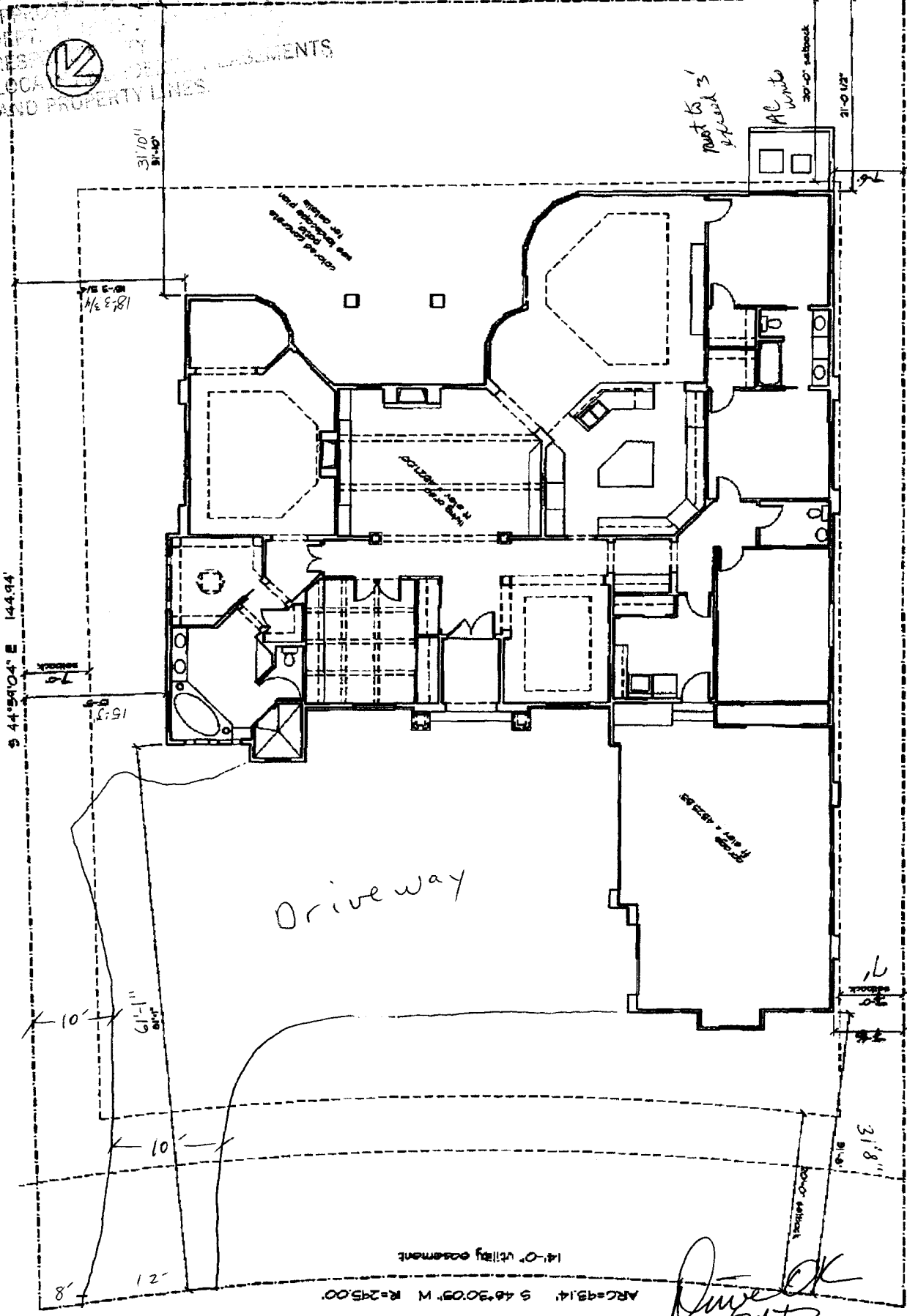
Applicant Signature [Signature] Date 05/01/06
 Department Approval [Signature] Date 5-3-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19059</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/3/06</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)

D.H. 5/3/06
 ACCEPTED Clare Hall
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE PLANNING
 DEPT.
 LOCAL ORDINANCES
 AND PROPERTY LINES.

N 45° 57' 31" E 96.26'



S 44° 59' 04" E 144.94'

S 43° 55' 54" E 145.80'

Driveway

Dave OK
 RAD
 4-27-06

ARC=93.14' S 46° 30' 09" W R=245.00'

14'-0" utility easement