

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 326 Shadow Lake Rd. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-204-01-032 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4853.00
 Subdivision Redlands Mesa Sq. Ft. of Lot / Parcel 14,200.56
 Filing 1 Block 32 Lot 32 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 25.4

OWNER INFORMATION:

Name Larry Mallett
 Address 829 Santa Clara Ave.
 City / State / Zip G.J. Co 81503

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

APPLICANT INFORMATION:

Name Larry Mallett
 Address 829 Santa Clara Ave
 City / State / Zip G.J. Co 81503
 Telephone 245-2379 ^{cell} 216-2406

*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 PD Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7' from PL Rear 30' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions _____
 Voting District "A" Driveway Location Approval [Signature]
 (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 2/17/06
 Department Approval [Signature] Date 2/21/06

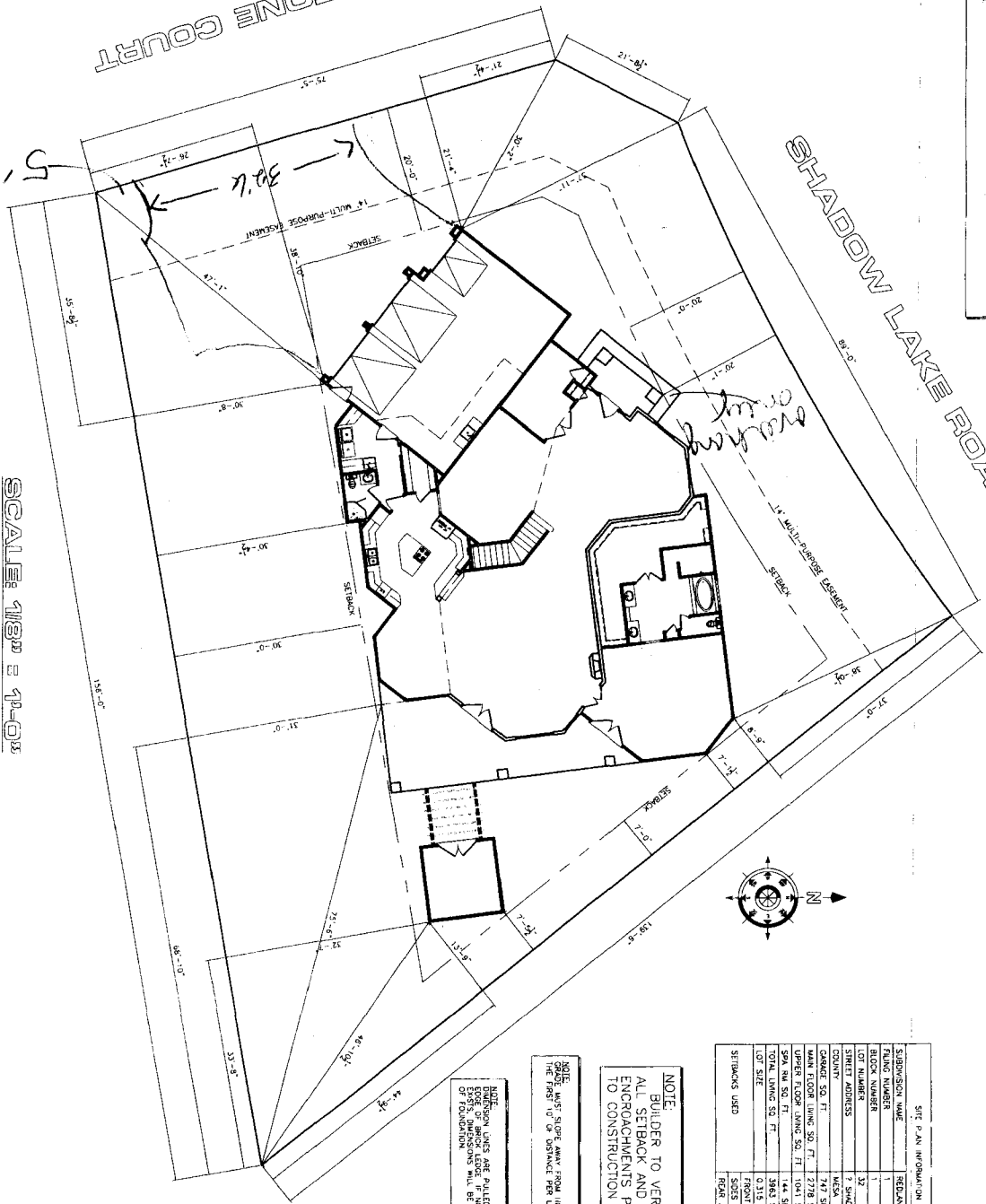
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18850
 Utility Accounting [Signature] Date 2/21/06

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)

- NOTES:**
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNER'S ACCEPTANCE OF THESE TERMS AND CONDITIONS.
 3. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

CLAYSTONE COURT

SHADOW LAKE ROAD



2/11/08
OK
at Home

SCALE: 1/8" = 1'-0"

SITE PLAN INFORMATION

SUBDIVISION NAME	REDWOODS WEST
PLAT NUMBER	1
BLOCK NUMBER	17
SECTION NUMBER	2
SITE ADDRESS	2 SHADOW LAKE ROAD
CITY	WESA
COUNTY	WESA
CHARGE SQ. FT.	747 SF
MAIN FLOOR LIVING SQ. FT.	2778 SF
UPPER FLOOR LIVING SQ. FT.	1041 SF
SQA BA SQ. FT.	144 SF
TOTAL LIVING SQ. FT.	3863 SF
LOT SIZE	0.213 ACRES
SETBACKS	FRONT 20'
REAR SETBACK	20'

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

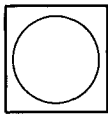
NOTE:
GRADE MUST ADHERE FROM LOCAL B' OR FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE

NOTE:
DIMENSION LINES ARE PULLED FROM LINES EXCEPT DIMENSIONS WILL BE FROM EDGE OF FOUNDATION

ACCEPTED BY *KV Frazer* 2/21/08
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY ENGINEER
RESPONSIBILITY TO VERIFY
LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

DATE	2/21/08
BY	KV Frazer
CHECKED	
APPROVED	
SCALE	1/8" = 1'-0"
TITLE	SITE

MAULETT RESIDENCE
SITE PLAN



Auto DRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-6782

REVISIONS	1	
	2	
	3	
	4	
	5	
	6	
	7	