

FEE \$	10.00
TCP \$	1534.00
SIF \$	460.00

# PLANNING CLEARANCE

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

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

Building Address 466 Snow Mesa Ct No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2947-271-15-028 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3493  
 Subdivision THE SEASONS AT TIARA RMD Sq. Ft. of Lot / Parcel 10,313  
 Filing 6 Block \_\_\_\_\_ Lot 28 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name TIARA SANTE FE, LLC  
 Address PO BOX 10  
 City / State / Zip GRAND JUNCTION, CO 81502

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

**APPLICANT INFORMATION:**

Name LA HACIENDA BUILDERS LLC  
 Address 2923 KATHY JO LN  
 City / State / Zip GRAND JUNCTION, CO 81503  
 Telephone 970-210-8527

\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>26'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15'</u> from PL <u>4' on SE side</u>	Parking Requirement <u>2</u>
Rear <u>10'</u> from PL	Special Conditions <u>require individual lot</u>
Maximum Height of Structure(s) <u>18'</u>	<u>drainage &amp; storm water management</u>
Voting District _____	Driveway Location Approval <u>RAD</u> (Engineer's Initials)

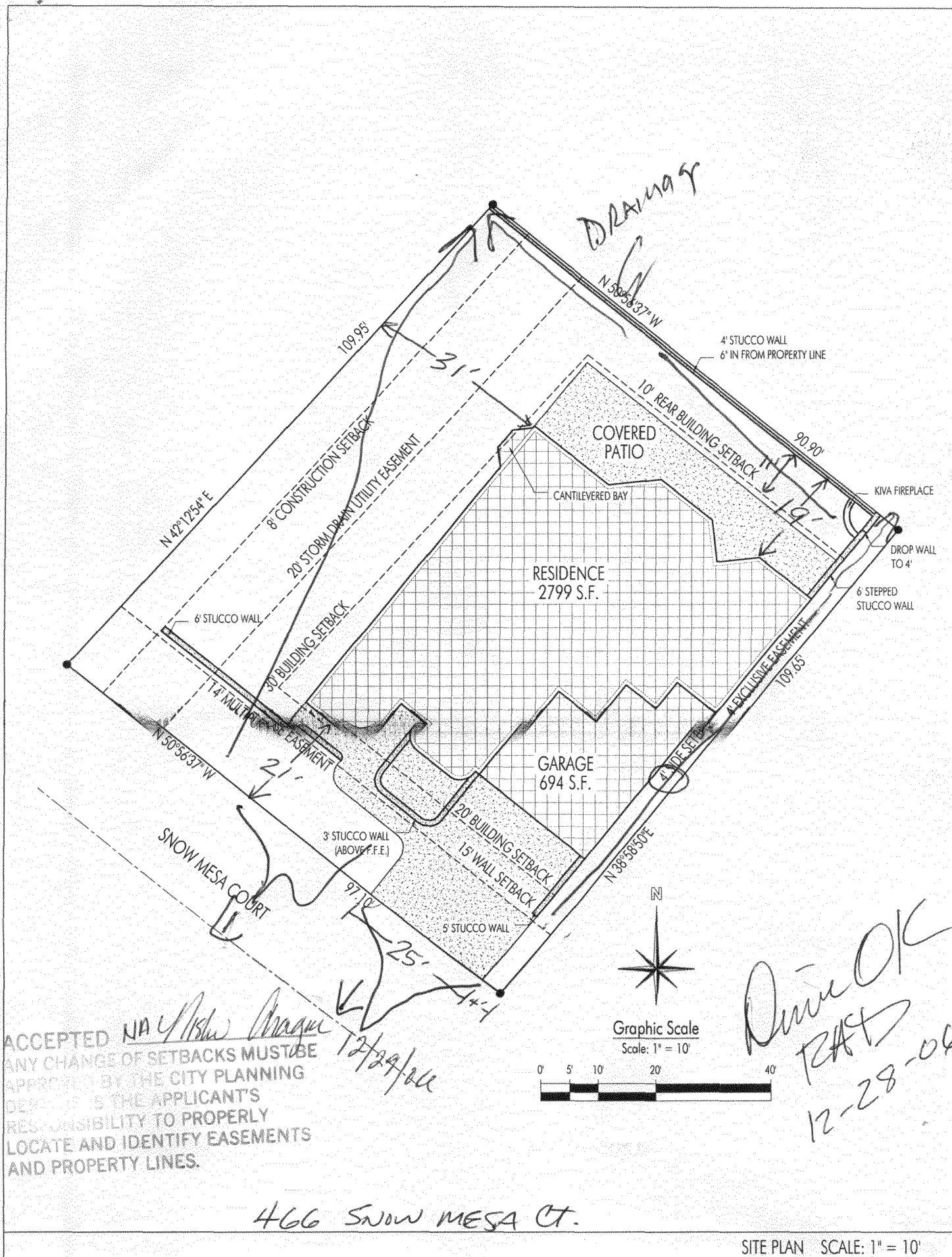
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 12/27/06  
 Department Approval NA / [Signature] Date 12/29/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19871</u>
Utility Accounting <u>Kate Ceberry</u>	Date <u>12/29/06</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)



ACCEPTED *NA Ashw Aragon*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*12/24/06*

Graphic Scale  
 Scale: 1" = 10'



*Review OK*  
*TRH*  
*12-28-06*

466 SNOW MESA CT.

SITE PLAN SCALE: 1" = 10'