

FEE \$	10.00
TCP \$	1539.00
SIF \$	4120.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 2057 Snow Mesa Ln No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2947-271-14-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2500
 Subdivision The Seasons Sq. Ft. of Lot / Parcel 9759
 Filing 5 Block _____ Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3325
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Ken C & Karen L Haining
 Address 2554 1/2 F Road
 City / State / Zip Grand Jct Colo 81505

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 970-245-2704

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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.

NOTES: See attached e-mail regarding setback from Snow Mesa Court - as proposed is allowed as a Minor Dedication

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>PD</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>E 4' W 20'</u> from PL	Rear <u>10'</u> from PL	Parking Requirement <input checked="" type="checkbox"/>	
Maximum Height of Structure(s) <u>18' finished floor</u>	Special Conditions <u>Engineer foundation for basement</u>		
Voting District <u>A</u>	Driveway Location Approval <u>W</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 9-14-06

Department Approval [Signature] Date 9-22-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19502</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/22/06</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)

From: "JACK ACUFF" <jpacuff@bresnan.net>
To: <kathyp@ci.grandjct.co.us>
Date: 9/21/2006 2:19 PM
Subject: Lot 8, Filing 5, The Seasons at Tiara Rado - Side building setback

Hi Kathy, I am sending this e-mail at the request of Ken and Karen Haining in regards to one of their building setbacks for the above referenced home site.

On Tuesday, Sept 19th, the Hainings submitted their house plans to the Design Review Committee (DRC) for The Seasons at Tiara Rado Subdivision. I chair the DRC. The other members present were John Bonella, Carol Kissinger and Meredith Aldrich – all home owners in The Seasons.

The DRC noted a conflict on the recorded Site Plan for The Seasons Filing No. 5 with regard to the westerly setback. The table of values on the Site Plan indicates a 15 foot setback on the west side for all Lots 1 through 13. However, if one scales the building envelope on the west side of Lot 8, it scales to 20 feet. All other lots, including Lot 7 which is also on a corner, scale to 15 feet. As the developer and Declarant for Filing 5, it was my intent that all of the lots 1 through 13 have a 15 foot westerly setback. How the setback was drawn at 20 feet, I do not know.

At the above referenced DRC meeting, the committee voted to recommend the value set forth in the table (15 foot) since it is most readily apparent as compared to someone scaling the setbacks on the Site Plan. Also, this setback is consistent with the other 1-13 lots. Furthermore,, the DRC would not permit an owner to use the west side as the front of their house because the address has been set on Snow Mesa Lane (the west side is Snow Mesa Ct); and we have a drive over curb on Snow Mesa Lane and a vertical curb on Snow Mesa Court. We would not want the vertical curb cut for a driveway.

I hope that this adequately explains my position and intent as the developer as well as that of the Seasons' Design Review Committee. Accordingly, I hope that the City will accept the 15 foot westerly setback for Lot 8, Filing 5, as well.

Jack Acuff

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