

FEE \$	10 <sup>00</sup>
TCP \$	1539 <sup>00</sup>
SIF \$	460 <sup>00</sup>

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

BLDG PERMIT NO.

FPP-2006 - 213

Building Address 2059 SNOW MESA LN.  
 Parcel No. 2947-271-14-009  
 Subdivision SEASONS  
 Filing 5 Block \_\_\_\_\_ Lot 9

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,786  
 Sq. Ft. of Lot / Parcel 9,538  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name RICHARD & MELINDA TOPE  
 Address 2072 SOUTH BROADWAY  
 City / State / Zip GRAND JUNCTION, COLO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name RICHARD & MELINDA TOPE  
 Address 2072 SOUTH BROADWAY  
 City / State / Zip GRAND JUNCTION, COLO 81503  
 Telephone 245-7856

**\*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 per plan  
per building envelope plan  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
WEST = 15'  
 Side EAST = 4' from PL Rear 10' from PL Parking Requirement 2  
 Maximum Height of Structure(s) per plan (18') 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 11-13-06

Department Approval [Signature] Date 11/27/06

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 19699

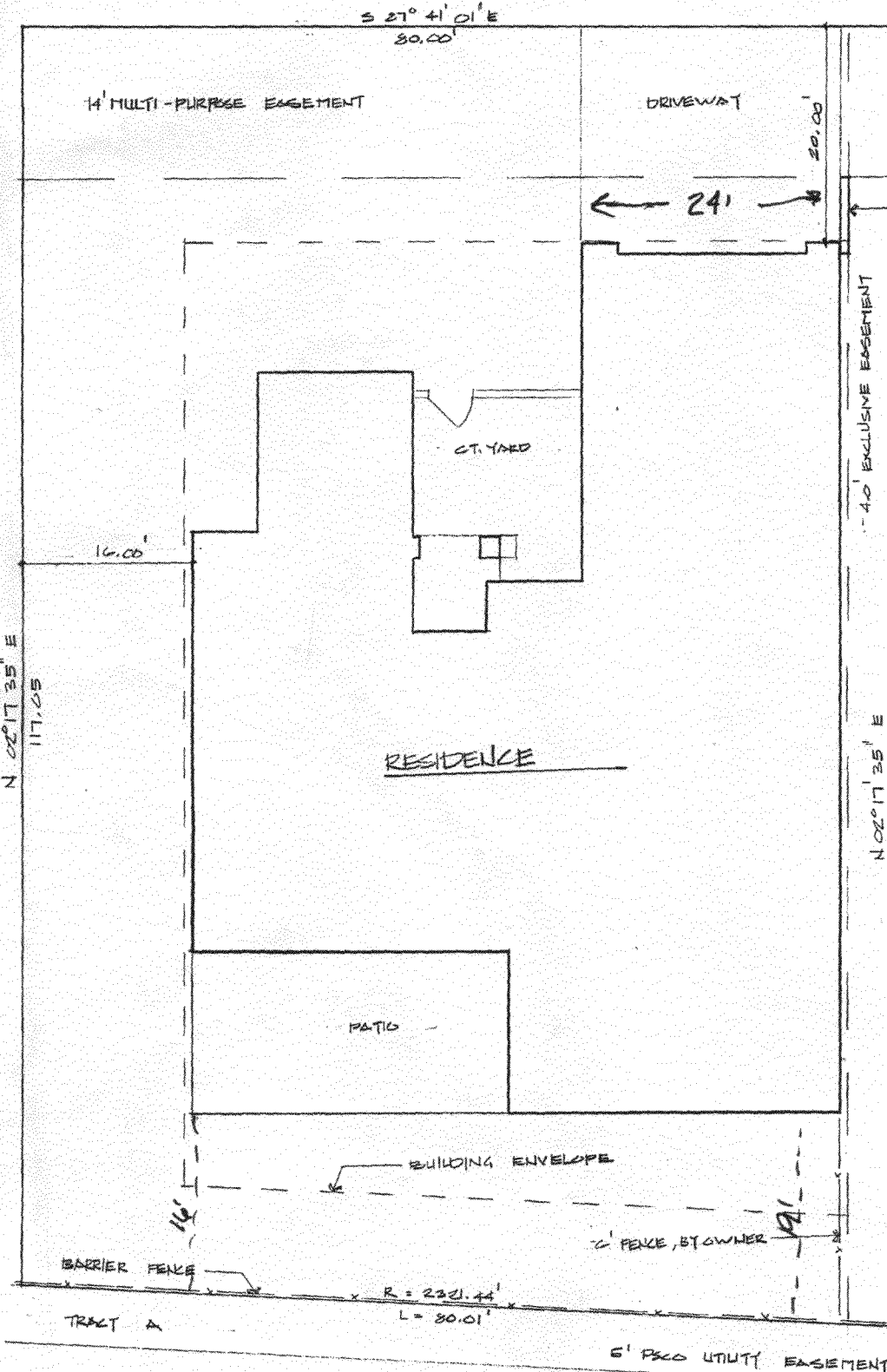
Utility Accounting [Signature] Date 11/7/06

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)

SNOW MESA LANE

F



TOPE COMPANY  
 2059 SNOW MESA  
 GRAND JUNCTION, COLO  
 245-7856

LOT 9  
 THE SEASONS AT THE  
 RADD FILING NO. E  
 GRAND JUNCTION  
 MESA COUNTY  
 COLORADO  
 U.S.A.

*Signature*  
 [Signature]

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.

SEASONS DRIVE

R