

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00
	2009.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2063 SNOW MESA LANE No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2997-271-14-011 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2579
 Subdivision THE SEASONS Sq. Ft. of Lot / Parcel 9717
 Filing 5 Block _____ Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2579 HS + GAR
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name KEN HEITT
 Address 2239 RIM ROCK Rd
 City / State / Zip GJ CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name GRAND MESA HOMES INC
 Address P.O. Box 1373
 City / State / Zip GJ CO 81502
 Telephone 970-234-2415 Cell

***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 _____
SETBACKS: Front <u>20'</u> from property line (PL) Side <u>W/15' E/4'</u> from PL Rear <u>10'</u> from PL	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Maximum Height of Structure(s) <u>18'</u>	Parking Requirement <u>2</u>
Voting District <u>A</u>	Special Conditions _____
Driveway <u>ok per site plan - JMK</u>	Location Approval _____ <small>(Engineer's Initials)</small>

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).

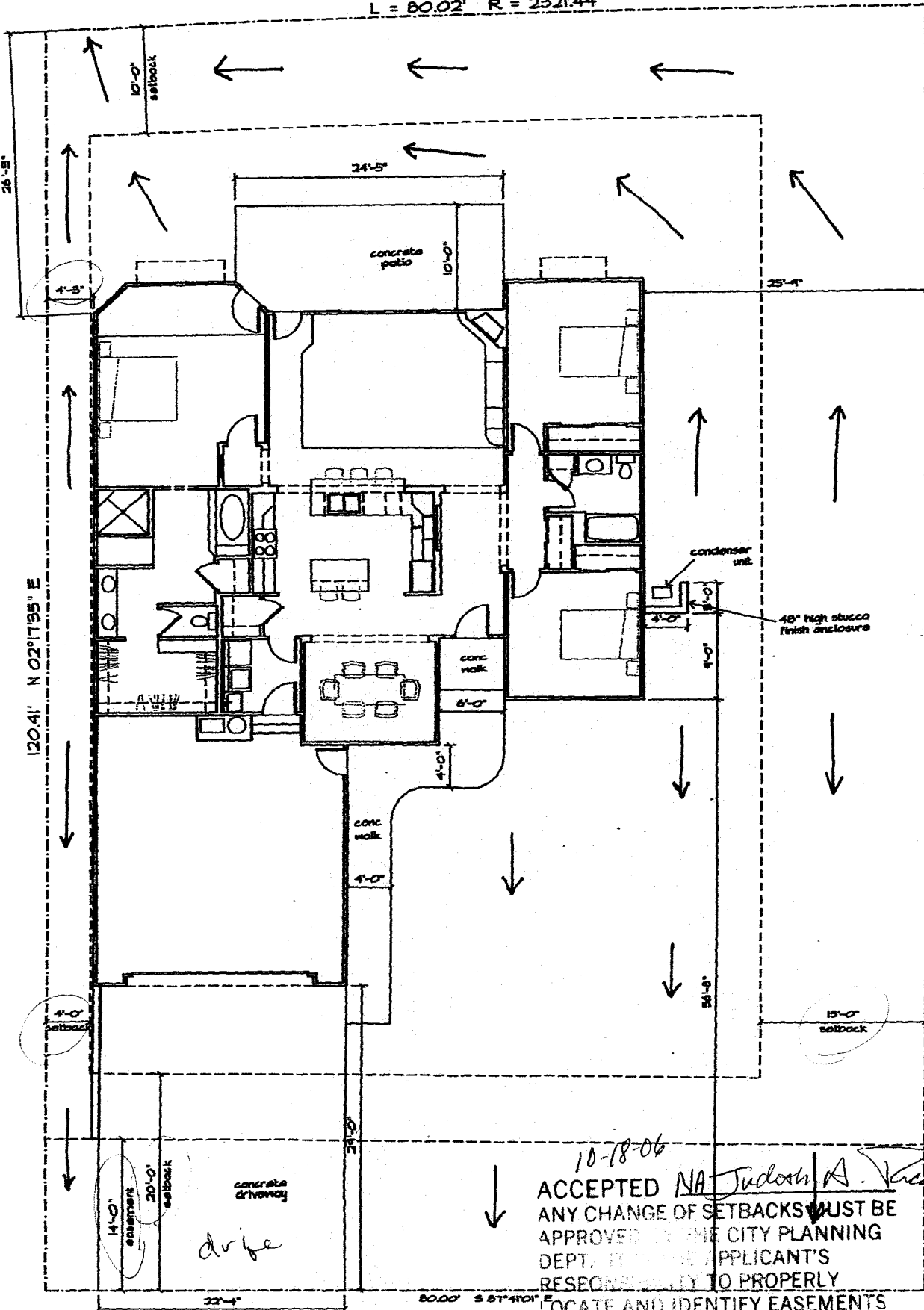
Applicant Signature Mark 'Julie' Janssen for GMH Date 10/4/06
 Department Approval NA Judith A. Rose Date 10/5/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19590</u>
Utility Accounting <u>Kate Cisberry</u>	Date <u>10/18/06</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)

L = 80.02' R = 2321.44'

Grand Mesa Homes Inc.
P.O. Box 1373
Grand Junction, CO 81502



120.41' N 02°17'55" E
122.05' N 02°17'55" E
N

2063 SNOW MESA LANE

LOT 11 FILING 5 THE SEASONS

10-18-06
 ACCEPTED *NA Judson A. [Signature]*
 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.

drive
fu
10/5/04

Snow Mesa Lane