

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 673 TAHOE CIRCLE ⁸¹⁵⁰⁵
 Parcel No. 2945-031-69-011
 Subdivision VALLEY MEADOWS NORTH
 Filing _____ Block 2 Lot 11

No. of Existing Bldgs _____ No. of Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2230 HOUSE
746 GARAGE
303 COV. PORCH
505 PATIO
 Sq. Ft. of Lot / Parcel 10,421
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3784 TOTAL
 Height of Proposed Structure 21

OWNER INFORMATION:

Name MONUMENT CANYON CONST. LLC
 Address 2019 ROSETTE CRT
 City / State / Zip GRAND JUNCTION, CO ⁸¹⁵⁰³

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name RHONDA L. RICHARDSON, MEMBER
 Address SAME
 City / State / Zip _____

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

Telephone 970.245.2015 970.261.9508

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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District B Driveway Location Approval RAD
 (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). **MONUMENT CANYON CONSTRUCTION, LLC**

Applicant Signature Rhonda L. Richardson Date 3-13-06
 Department Approval KV Gayler Henderson Date 3/21/06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. B9928
 Utility Accounting Vallelsberg Date 3/21/06

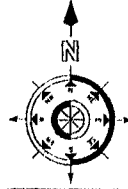
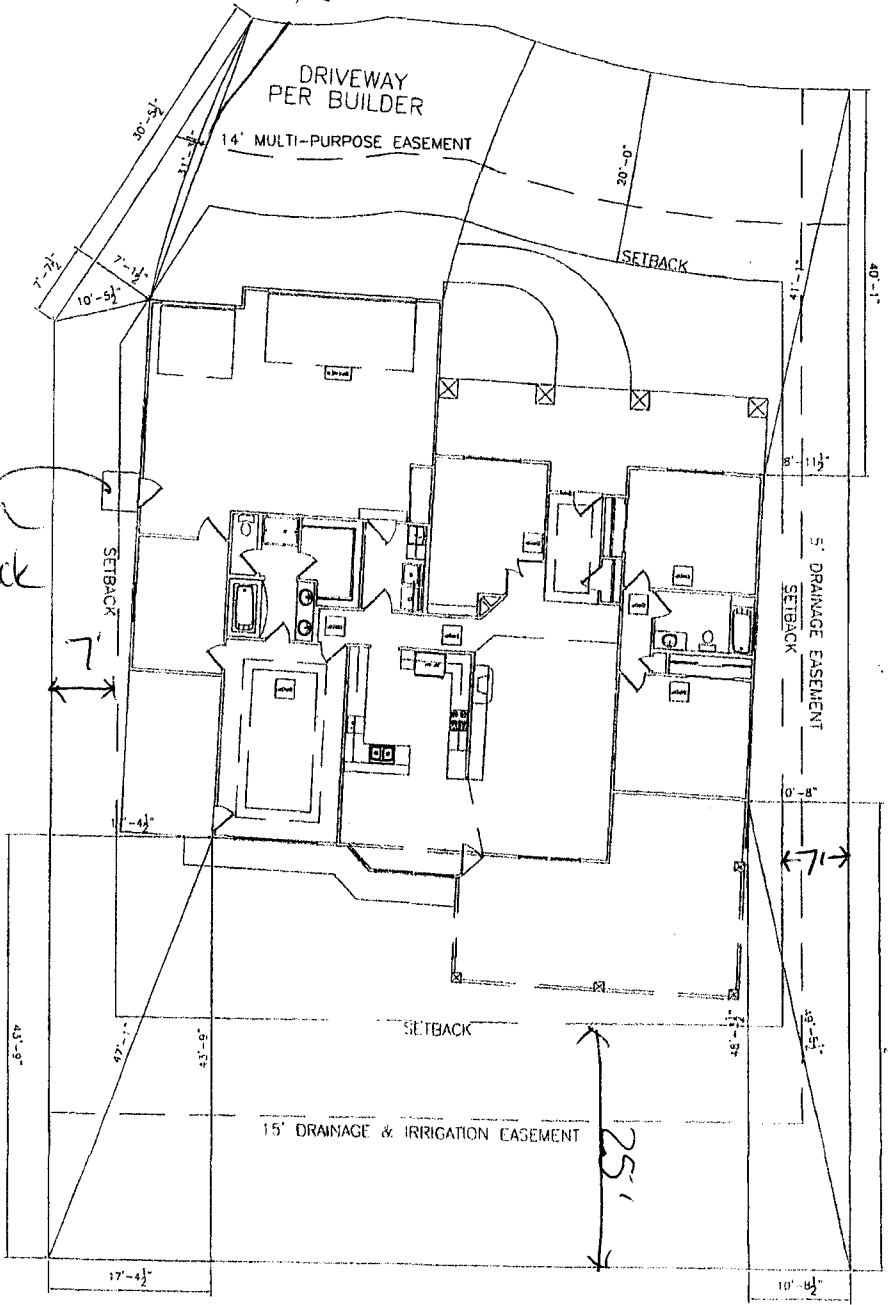
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

N.W. S

Gaylen Henderson

ACCEPTED KV 3/2/06
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. THIS IS THE CLIENT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Do not cover slab in setback area



NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE

NOTE: DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE, IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	VALLEY MEADOWS NORTH
FILING NUMBER	1
LOT NUMBER	11
BLOCK NUMBER	2
STREET ADDRESS	673 TANOE CIR.
COUNTY	MESA
GARAGE SQ. FT.	746 SF
COVERED PORCH SQ. FT.	303 SF
COVERED PATIO SQ. FT.	505 SF
LIVING SQ. FT.	2230 SF
LOT SIZE	10421 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'-0"

OK
 3/2/06

673 TANOE CIR