

FEE \$ 10.00
TCP \$ 1589.00
SIF \$ 460.00

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

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

Building Address 333 Shadow Lake Circle No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-204-01-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3,104 House  
 Subdivision Redlands Mesa Sq. Ft. of Lot / Parcel 14,247 1,026 Carriage  
 Filing 1 Block 1 Lot 5  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4130 sq ft  
 Height of Proposed Structure 25'

**OWNER INFORMATION:**

Name Michael Burke  
 Address P.O. BOX 4170  
 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 Michael Burke  
 Address P.O. BOX 4170  
 City / State / Zip Grand Junction, CO  
 Telephone 970-210-0621

\*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 35%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 7' from PL Rear 20' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32' Special Conditions \_\_\_\_\_  
 Voting District A Driveway Location Approval PH  
 (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).

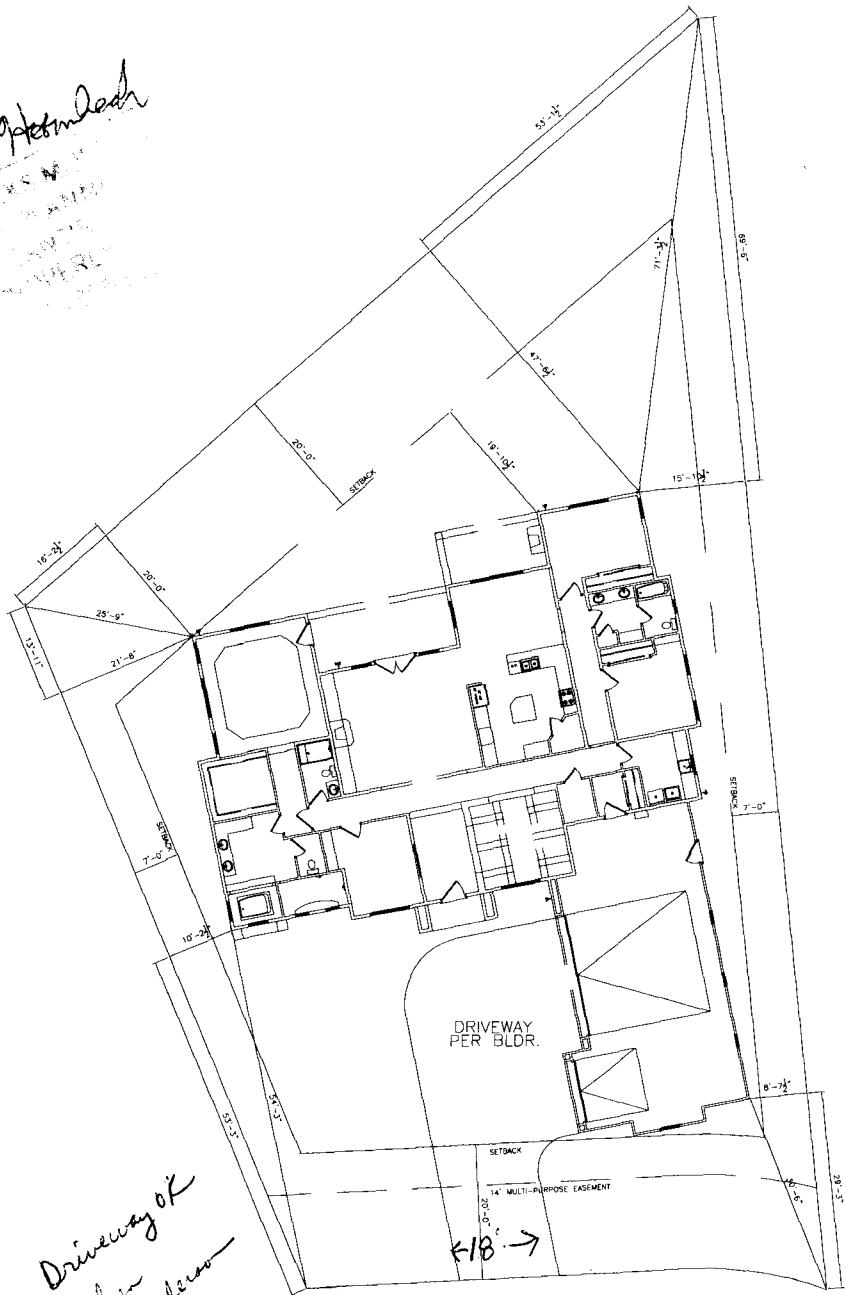
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Michael Burke Date 10-1-07  
 Department Approval PH Paul Howard Date 11/26/07

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 20767  
 Utility Accounting \_\_\_\_\_ Date 11/26/07

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 BY Paul H. Hensley



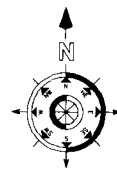
Driveway OK  
Bayless  
Hensley

**NOTICE:**  
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.  
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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

**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.



SITE PLAN INFORMATION	
SUBDIVISION NAME	REDLANDS MESA
FILING NUMBER	1
LOT NUMBER	5
BLOCK NUMBER	11
STREET ADDRESS	333 SHADOW LAKE CIR.
COUNTY	MESA
GARAGE SQ. FT.	1026 SF
LIVING SQ. FT.	3104 SF
LOT SIZE	14,247 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 20'

SQUARE FOOTAGE TABLE	
SPACE	AREA
GARAGE SF	1025.69 SF
LIVING SF	3104.45 SF

333 - SHADOW LAKE CIRCLE

SCALE: 1" = 30'-0"

Michael Burke cell # 210-0621