

FEE \$	40-
TCP \$	1589-
SIF \$	460-

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

BLDG PERMIT NO. _____

Building Address 349 SHADOW LAKE RD No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-201-16-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3284.24
 Subdivision REOLAND MESA GOLF Sq. Ft. of Lot / Parcel .23 ACRE
 Filing 1 Block 3 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2294.44
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name JAMERS R MENGE
 Address PO Box 932
 City / State / Zip GRAND JCT, Colo, 81502

APPLICANT INFORMATION:

Name JAMES R MENGE
 Address PO Box 932
 City / State / Zip GRAND JCT Co 81502
 Telephone ~~970-245-0300~~ 976-245-0300

DESCRIPTION OF WORK & INTENDED USE:

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

***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 X NO _____
 Side 7 from PL Rear 20 from PL Parking Requirement 2
 Maximum Height of Structure(s) 32 Special Conditions 30' rear setback if 2 stories
 Voting District A Driveway Location Approval PD
 (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 James R Menge Date 12-10-07
 Department Approval PO Paul Hornbeck Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20814</u>
Utility Accounting <u>Other Power</u>	Date <u>12/14/07</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)

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

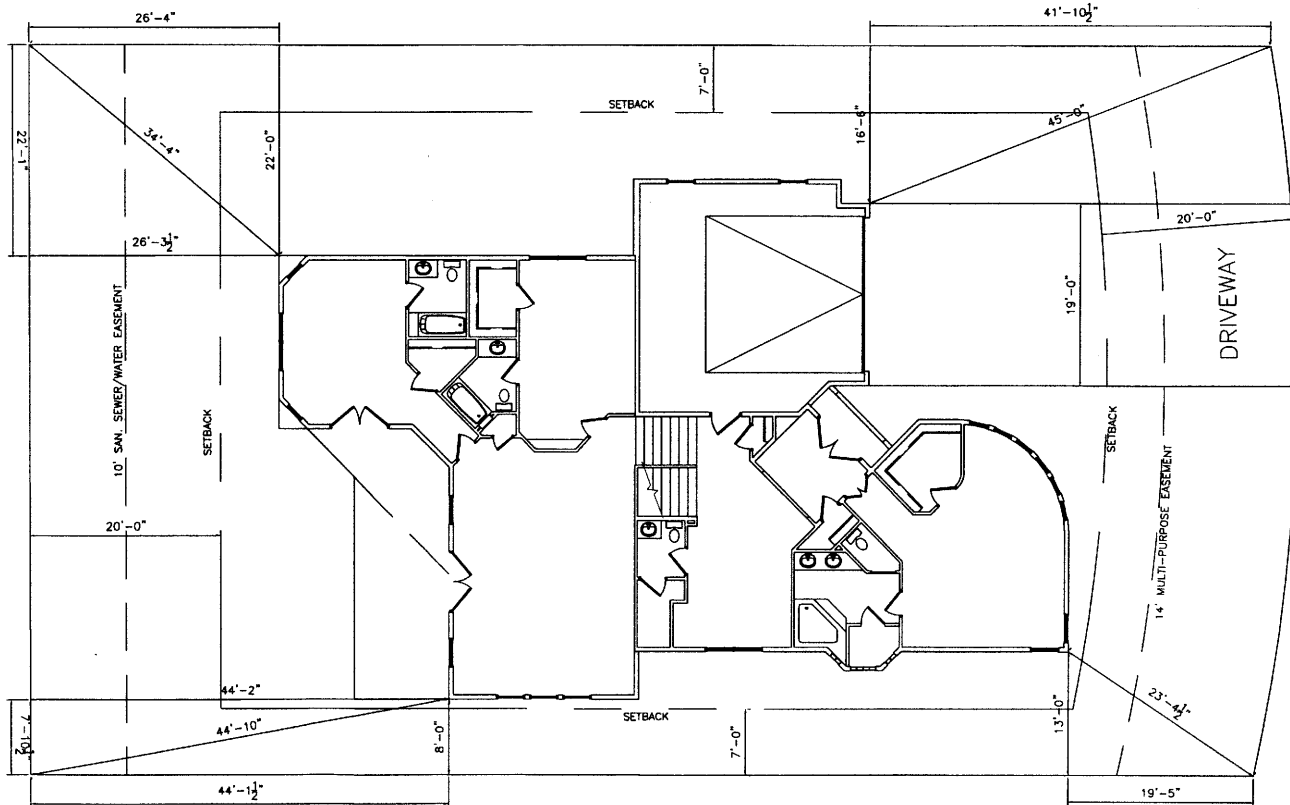
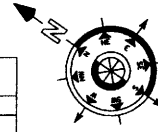
NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

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 OTHER WISE 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.

SCALE: 1" = 20'-0"

SITE PLAN INFORMATION	
SUBDIVISION NAME	REDLANDS MESA
FILING NUMBER	1
BLOCK NUMBER	3
LOT NUMBER	2
STREET ADDRESS	? SHADOW LAKE ROAD
COUNTY	MESA
GARAGE SQ. FT.	565 SF
LIVING SQ. FT.	3281 SF
LOT SIZE	0.230 ACRES
SETBACKS USED	FRONT 20' SIDES 7' REAR 20'



DRIVE OK

SHADOW LAKE ROAD

Accepted by Paul [Signature]
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.