

FEE \$ 10.⁰⁰
 TCP \$ 1589.⁰⁰
 SIF \$ 400.⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2065 SNOWMESA LN
 Parcel No. 2947-271-14-012
 Subdivision SEASONS
 Filing 5 Block 12 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2700
 Sq. Ft. of Lot / Parcel 9476 sq Ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 500 sq Ft
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name DAVE BROWN
 Address 2155 Monument Village DR
 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 John Bennett
 Address 2072 Raveland ct
 City / State / Zip G.J. Co 81503
 Telephone 234-0808

***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 <u>PD PD</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>(W/H/E)</u> from PL Rear _____ from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>18</u>	Special Conditions _____		
Voting District <u>A</u>	Driveway Location Approval <u>[Signature]</u> (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).

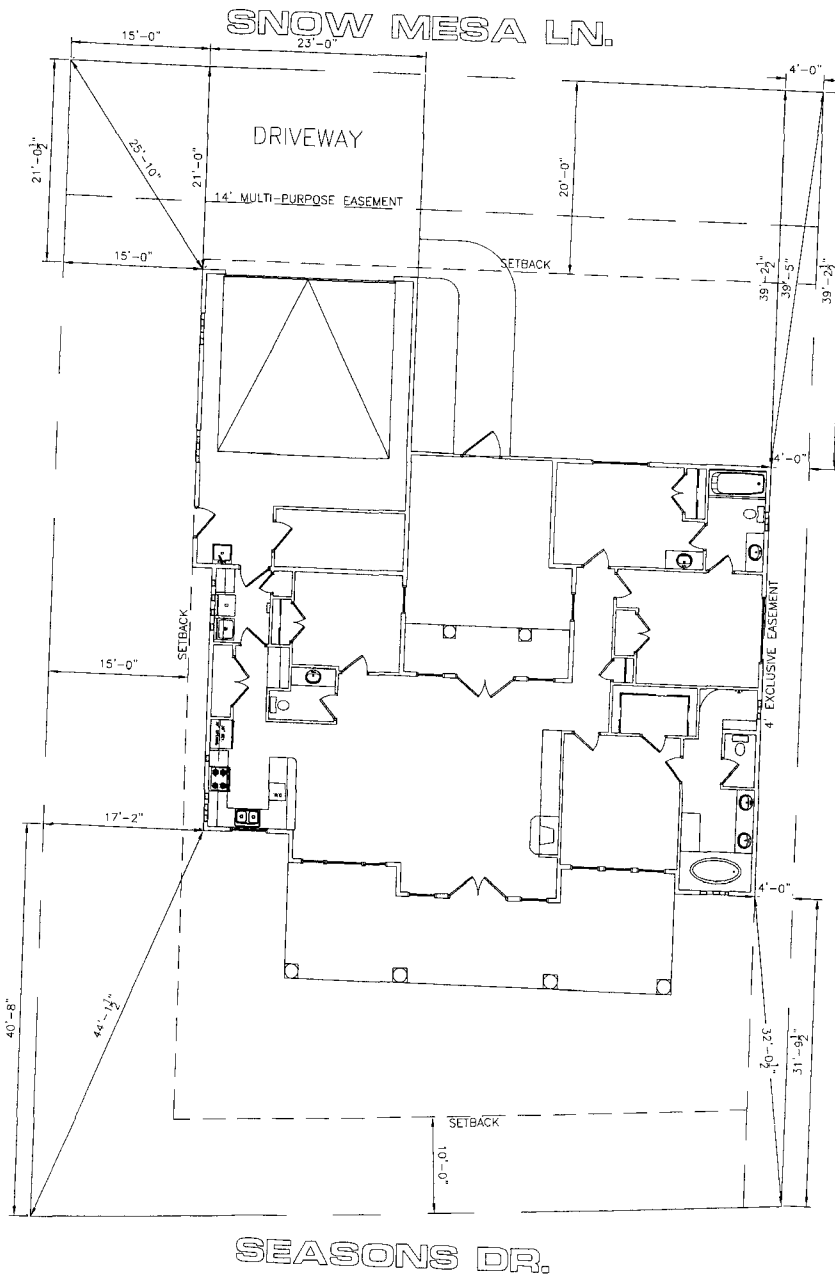
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 6-28-07

Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>20453</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/17/07</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)



SNOW MESA LN.

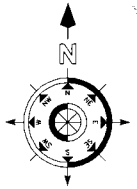
SEASONS DR.

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

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

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

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 ALTOBRAFT. SEE SEPARATE DRAWINGS BY OTHERS
 FOR ENGINEERING DATA.



SITE PLAN INFORMATION	
SUBDIVISION NAME	THE SEASONS
FILING NUMBER	5
LOT NUMBER	12
BLOCK NUMBER	N/A
STREET ADDRESS	? SNOW MESA LN.
COUNTY	MESA
GARAGE SQ. FT.	719 SF
COVERED ENTRY SQ. FT.	88 SF
COVERED PATIO SQ. FT.	282 SF
LIVING SQ. FT.	1955 SF
LOT SIZE	9476 SF
SETBACKS USED	FRONT 20'
	SIDES 15' & 4'
	REAR 10'

SCALE: 1"=20'-0"

Shawn Henderson
 ARCHITECT
 ARCHITECTS MUST BE
 LICENSED IN THE STATE OF
 ARIZONA

2947-271-1402