

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2619 ASTER COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 2155

TAX SCHEDULE NO. 2701-353-63-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION 2620 G ROAD TOTAL SQ. FT. OF EXISTING & PROPOSED 2155

FILING _____ BLK 1 LOT 1 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER TODD RIDER NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 186 SUNLIGHT DR. USE OF EXISTING BUILDINGS SFR

(1) TELEPHONE (970) 241-6769 DESCRIPTION OF WORK & INTENDED USE NEW HOME CONSTRUCTION

(2) APPLICANT TODD RIDER TYPE OF HOME PROPOSED: PATT
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD) _____
 _____ Other (please specify) _____

(2) ADDRESS 186 SUNLIGHT DR.

(2) TELEPHONE (970) 241-6769

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 RMF5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions Eng. Foundation required

CENSUS B TRAFFIC _____ ANNX# _____

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).

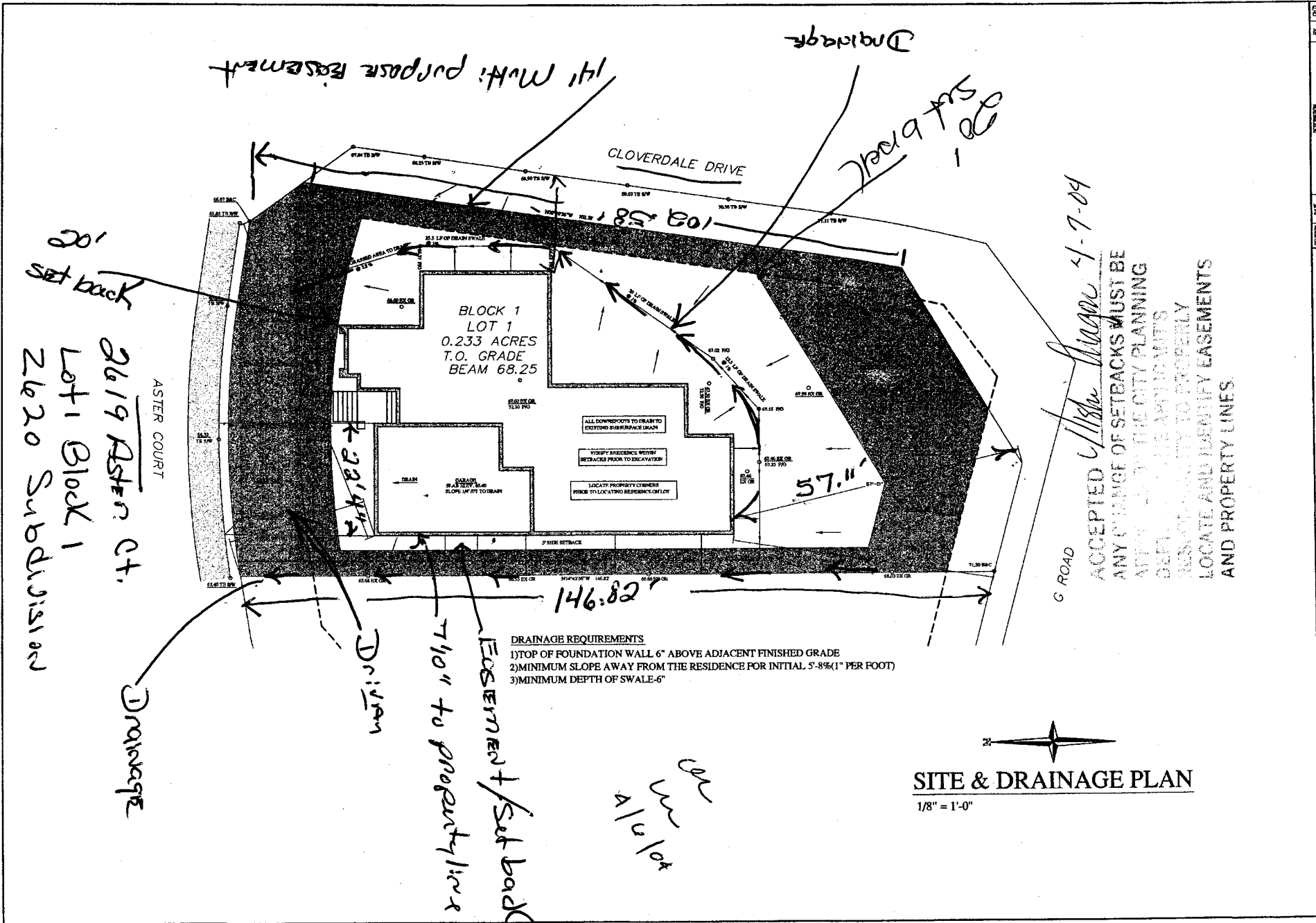
Applicant Signature Todd Rider Date 4-6-04

Department Approval Mike Wilson Date 4-7-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17140</u>
Utility Accounting <u>T. Bensley</u>	Date <u>4/7/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



20' Set back
 28/19 Aster Ct.
 Lot 1 Block 1
 2620 Subdivision

ASTER COURT
 Drainage

14' Multi-purpose Basement
 Drainage

20' Set back
 100' x 58'

G ROAD
 4-7-04

- DRAINAGE REQUIREMENTS**
- 1) TOP OF FOUNDATION WALL 6" ABOVE ADJACENT FINISHED GRADE
 - 2) MINIMUM SLOPE AWAY FROM THE RESIDENCE FOR INITIAL 5'-8% (1" PER FOOT)
 - 3) MINIMUM DEPTH OF SWALE-6"

Driveway
 7'10" to property line
 EASEMENT / Set back 5'

Center
 4/16/04

SITE & DRAINAGE PLAN
 1/8" = 1'-0"

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPLIED TO THE CITY PLANNING
 DEPARTMENT'S APPLICANTS
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

DATE	03/05/04
SCALE	Horizontal: 1/8" = 1'-0"
Project No.	0679-00104
SHEET NO.	1 OF 5
DRAWN BY	DWT
CHECKED BY	DWT
THOMPSON-LANGFORD CORP. ENGINEERS AND LAND SURVEYORS 108 N. 1/2 N.W. COR. SECT 18 GRAND JUNCTION, COLORADO P.O. BOX 6087 P.O. BOX 241-2845 TEL: (970) 243-8087 FAX: (970) 241-2845 Lic: 0199687-0000	
DELEET COULSON & TODD RIDER GRAND JUNCTION, CO	
2619 ASTER COURT GRAND JUNCTION, CO	
SECTION	DESCRIPTION
BY	DATE