

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 641 PINE NEEDLE CT No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-023-25-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3209
 Subdivision FOUR PINES SUBDIVISION Sq. Ft. of Lot / Parcel 18,866 (1105 GARAGE / 2004 LIVING)
 Filing 1 Block N/A Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5539

OWNER INFORMATION:

Name INFINITY BUILDERS, INC
 Address 202 NORTH AVENUE, PMB 164
 City / State / Zip GRAND JUNCTION, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name BILL FITZGERALD
 Address 202 N. AVENUE, PMB 164
 City / State / Zip GRAND JUNCTION, CO 81501
 Telephone 248-9708

***TYPE OF HOME PROPOSED:**

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

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>RSF-2</u>	Maximum coverage of lot by structures <u>30%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Fire Dept must review construction plans for any proposed SF homes before a Bldg permit is issued. Larger than 3600 sq. ft require special plans</u>		
Voting District <u>"B"</u> Driveway Location Approval _____ (Engineer's Initials)			

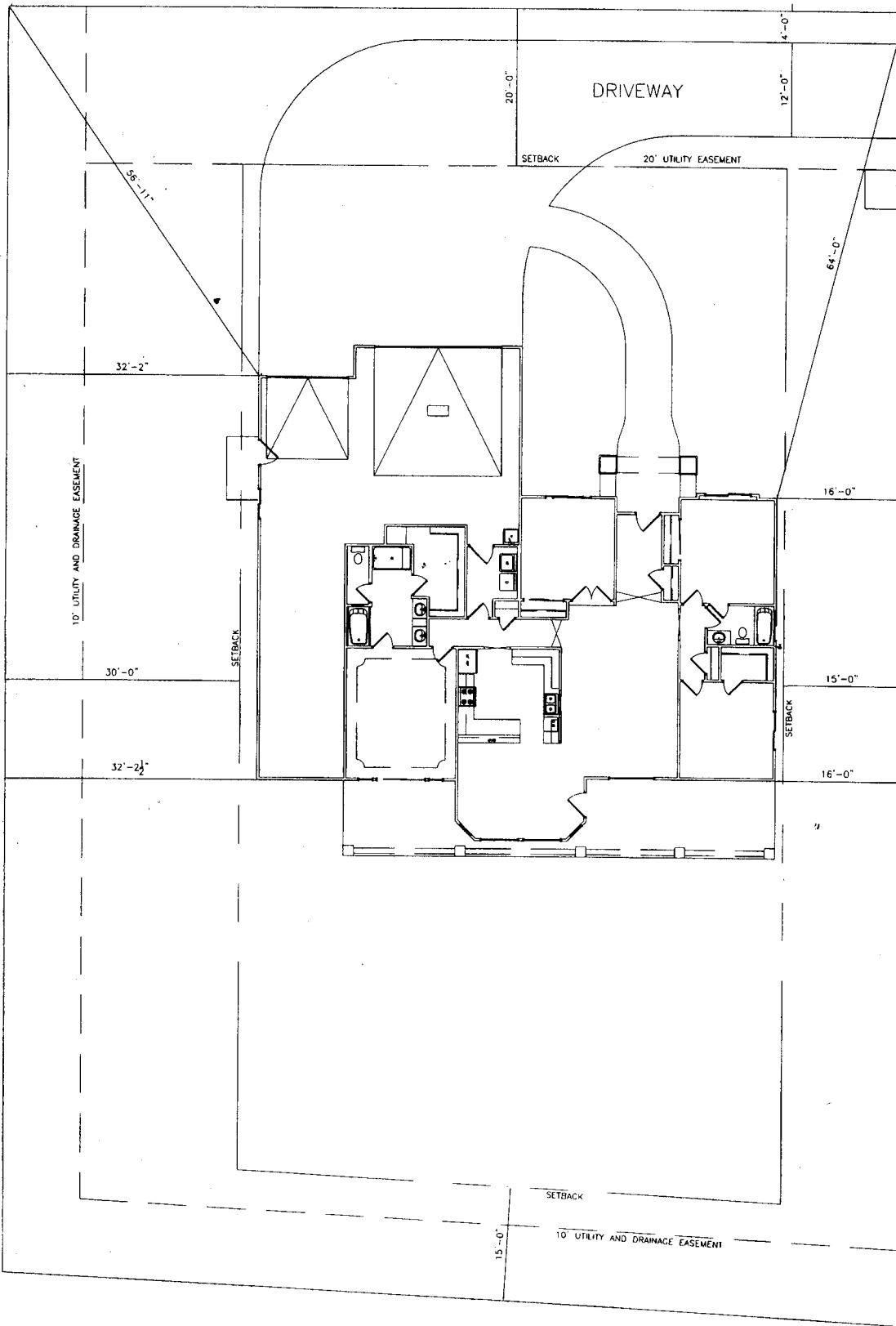
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 8/5/04
 Department Approval [Signature] Date 8-11-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>7537</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/11/04</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)

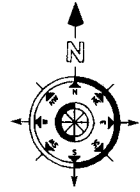


EXISTING PAVED ACCESS FROM PINENEEDLE CT.

5x5' UTILITY POCKET EASEMENT

8-11-04
 ACCEPTED *Jayleen Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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 8/5/04



SITE PLAN INFORMATION	
SUBDIVISION NAME	FOUR PINES
FILING NUMBER	1
LOT NUMBER	6
BLOCK NUMBER	N/A
STREET ADDRESS	641 PINENEEDLE CT.
COUNTY	MESA
GARAGE SQ. FT.	1105 SF
LIVING SQ. FT.	2004 SF
LOT SIZE	18,866 SF
SETBACKS USED	FRONT 20'
	SIDES 15'
	REAR 30'

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.

SCALE: 1" = 20'-0"

SCALE: 1/8" = 1'-0"