

FEE \$	10.00
TCP \$	1500.00
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 647 Pineneedle SQ. FT. OF PROPOSED BLDGS/ADDITION 3263

TAX SCHEDULE NO. 2945-023-25-010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Four Pines ~~Neighborhood~~ TOTAL SQ. FT. OF EXISTING & PROPOSED 3263

FILING 1 BLK _____ LOT 10 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Ben Reiner / Jim Stuart NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2814 Ridge Dr. 81506 USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 201-1599 DESCRIPTION OF WORK & INTENDED USE New Const.

(2) APPLICANT Camelot Builders TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2814 Ridge Dr.

(2) TELEPHONE 201-1599

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 RSF-2 Maximum coverage of lot by structures 30%

SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 15'/3' from PL, Rear 30'/5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions If Fire Dept must review construction plans before a bldg permit is issued

"B" CENSUS _____ TRAFFIC _____ ANNEX# _____

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).

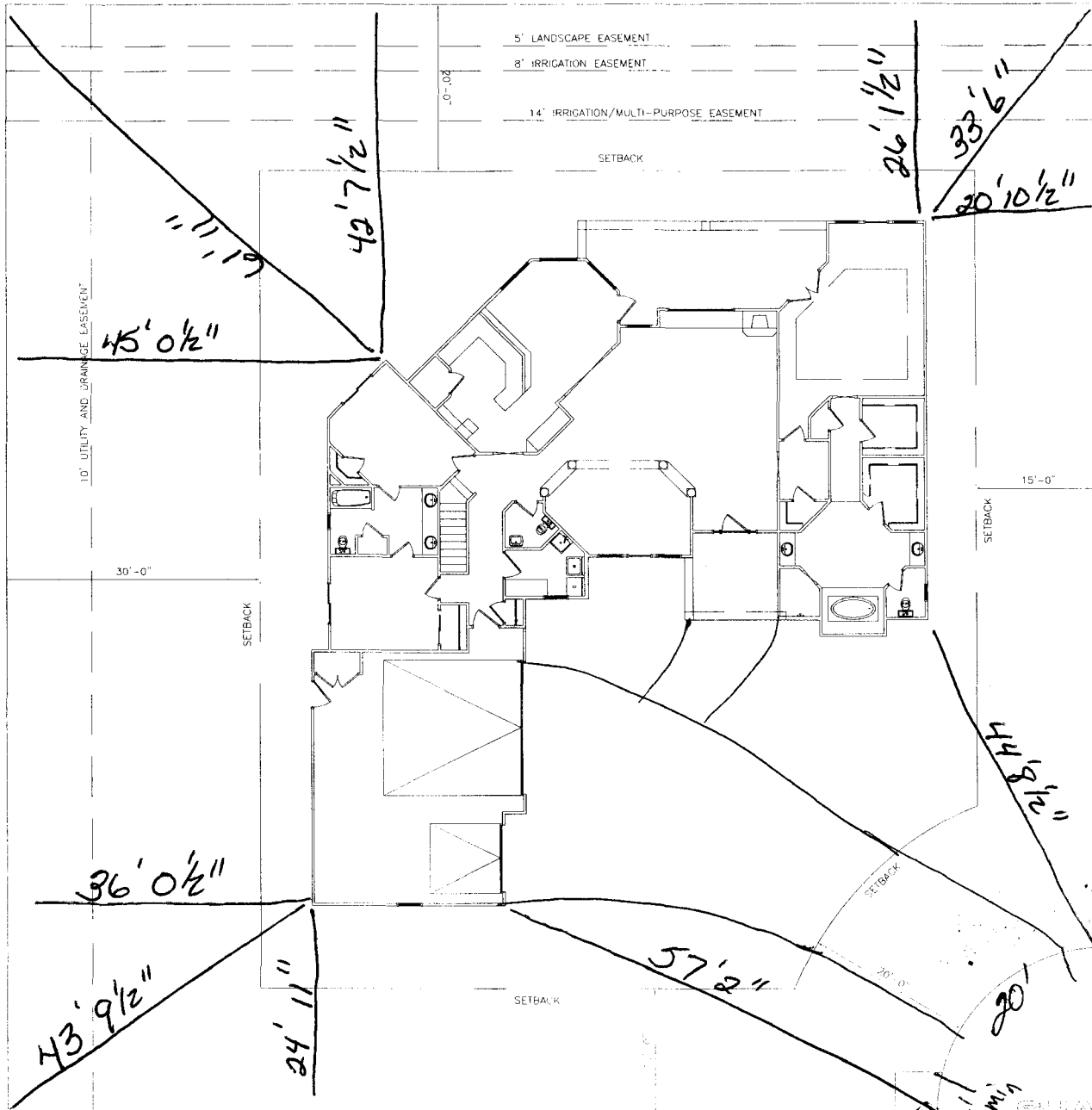
Applicant Signature Ben Reiner Date 10-29-04

Department Approval Michelle Magan Date 10/28/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17690</u>
Utility Accounting <u>D. Deubert</u>	Date <u>10/28/04</u>		

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

F 1/2 ROAD



ACCEPTED *1/18/04* *10/28/04*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. *JK* *CR* *10/28/04*

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.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	FOUR PINES
FILING NUMBER	1
BLOCK NUMBER	N/A
LOT NUMBER	10
STREET ADDRESS	? PINENEEDLE COURT
COUNTY	MESA
GARAGE SQ. FT.	771 SF
LIVING SQ. FT.	3263 SF
LOT SQ.	17,091 SF
FRONT SETBACK	20'
SIDES SETBACK	15'
REAR SETBACK	30'