

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

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

2943-311-34-010

Building Address 178 28 1/2 Road

No. of Existing Bldgs _____ No. Proposed 1

Parcel No. 2943 311-00-029

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2268

Subdivision Country Ridge

Sq. Ft. of Lot / Parcel 8137

Filing 1 Block 2 Lot 10

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name Sunshine II Construction

DESCRIPTION OF WORK & INTENDED USE:

Address 2350 G Road

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

City / State / Zip Grand Jet CO 81505

APPLICANT INFORMATION:

Name Sunshine II Construction

*TYPE OF HOME PROPOSED:

Address 2350 G Road

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

City / State / Zip Grand Jet, CO 81505

NOTES: _____

Telephone 970-255-8853

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-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES X NO _____

Side 7' from PL Rear 25' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions _____

Voting District "E" Driveway Location Approval UM
(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).

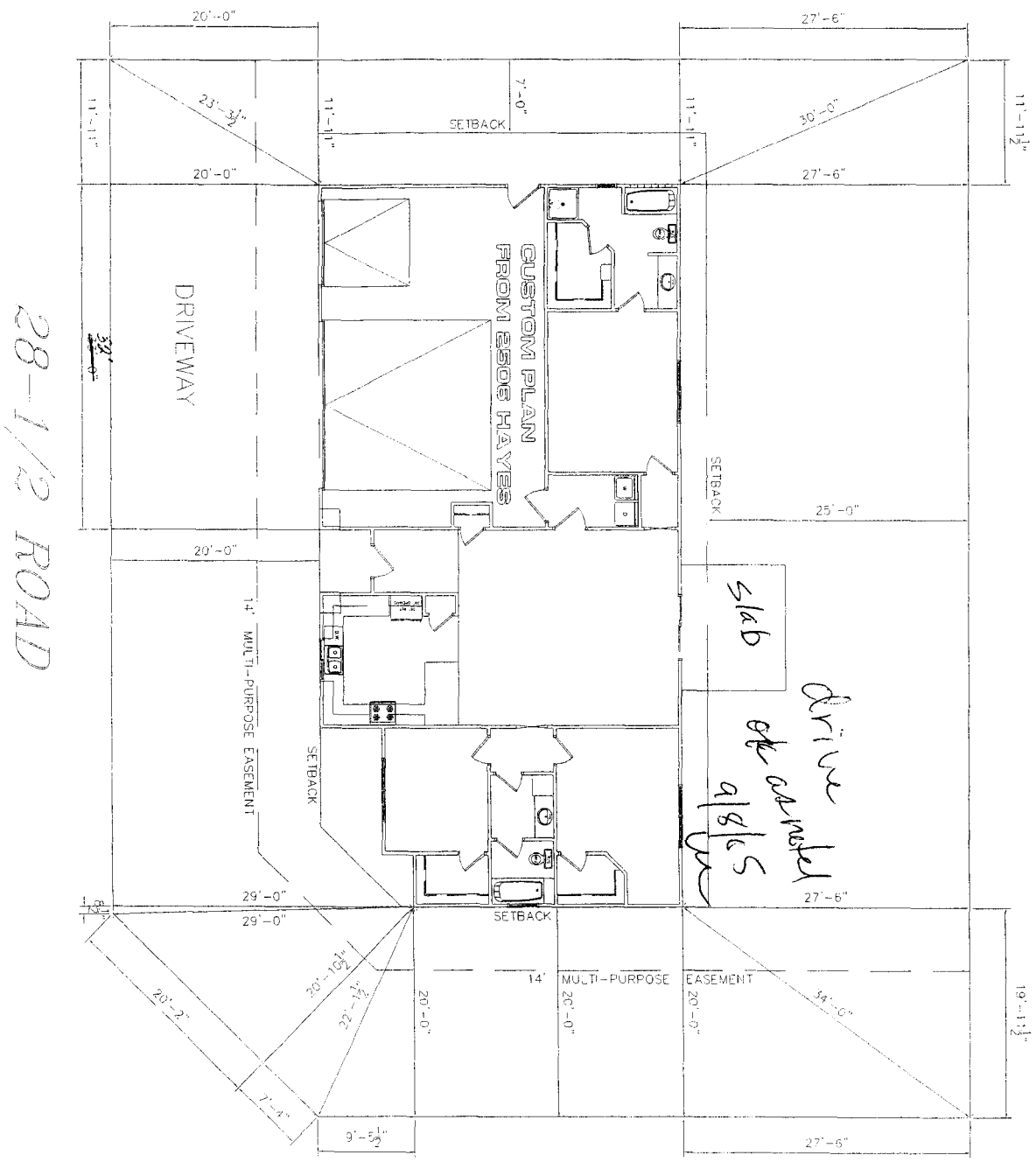
Applicant Signature Maria Rhodes Date 7/29/05

Department Approval NA Gayleen Henderson Date 12-20-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PL 01050</u>
Utility Accounting <u>Decholt</u>	Date <u>12/20/05</u>	

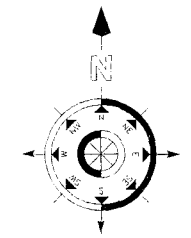
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NA
 ACCEPTED *Gayleen Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE SETBACKS, RESERVATIONS, EASEMENTS, LOCATIONS OF SETBACKS, EASEMENTS AND PROPERTY LINES.



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.



SITE PLAN INFORMATION	
SUBDIVISION NAME	COUNTRY RIDGE ESTATES
FILING NUMBER	1
LOT NUMBER	10
BLOCK NUMBER	2
STREET ADDRESS	178 28-1/2 ROAD
COUNTY	MESA
GARAGE SQ. FT.	711 SF
LIVING SQ. FT.	1557 SF
LOT SIZE	8137 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

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

COUNTRY
 RIDGE ROAD

SCALE: 1/16" = 1'-0"

178 28 1/2 ROAD