

FEE \$ 10.00

TCP \$ ~~1,000~~

SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

2943-311-34-011

Building Address 180 28 1/2 Road

No. of Existing Bldgs _____ No. Proposed 1

Parcel No. 2943-311-00-027

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2539

Subdivision Country Ridge

Sq. Ft. of Lot / Parcel 8000

Filing 1 Block 2 Lot 11

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

OWNER INFORMATION:

Height of Proposed Structure _____

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:

*TYPE OF HOME PROPOSED:

Name Sunshine II Construction

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

Address 2350 G Road

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 Y 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 WL
(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 Maya Rhodes Date 7/29/05

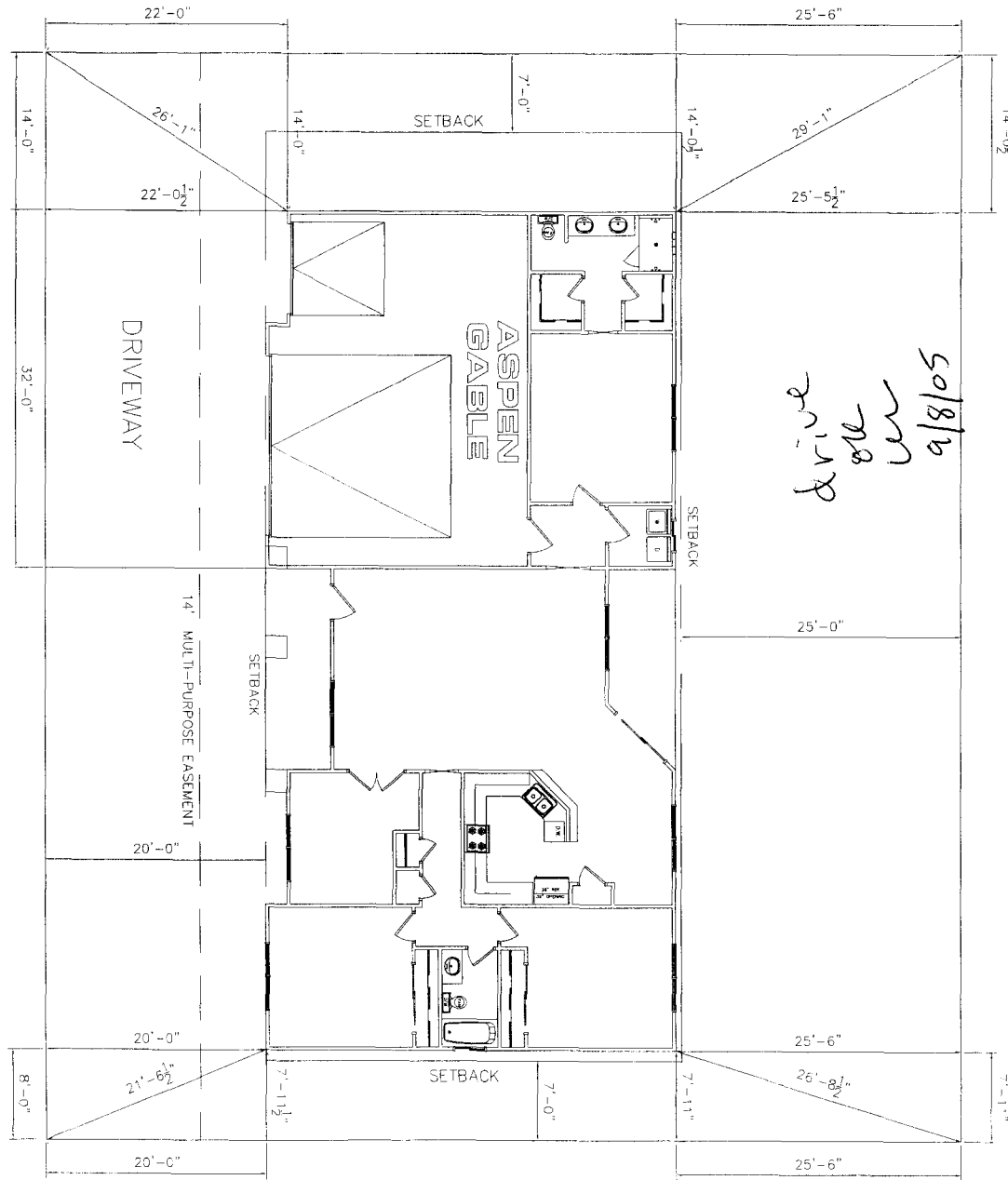
Department Approval NA Gayle Henderson Date 12-20-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. PL 01050

Utility Accounting PL 01050 Date 12/20/05

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)

28-1/2 ROAD

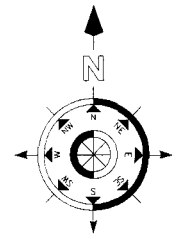


drive
old
wall
9/8/05

ACCEPTED
Angela Henderson
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING AND ZONING DEPARTMENT
 LOCATE AND IDENTIFY 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	11
BLOCK NUMBER	2
STREET ADDRESS	180 28-1/2 ROAD
COUNTY	MESA
GARAGE SQ. FT.	734 SF
LIVING SQ. FT.	1800 SF
LOT SIZE	800 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

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

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

180 28 1/2 RD.