

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 3490 Briar Ridge Way No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-014-57-001 Sq. Ft. of Existing Bldgs 300' Sq. Ft. Proposed 512'
 Subdivision Knolls Sq. Ft. of Lot / Parcel _____
 Filing 6 Block 3 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 250
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Jeanne Recorder
 Address 3490 Briar Ridge Way
 City / State / Zip C.O. Colo. 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Inground Pool

APPLICANT INFORMATION:

Name Quality Pools + Spas
 Address 666 N. 1st
 City / State / Zip C.O. Colo. 81501
 Telephone 970-241-8412

***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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>3'</u> from PL Rear <u>3'</u> <u>10' easement</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>32</u>	Special Conditions _____
Voting District _____	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).

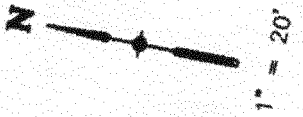
Applicant Signature [Signature] Date 8-29-05
 Department Approval [Signature] Date 8/29/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>8/29/05</u>

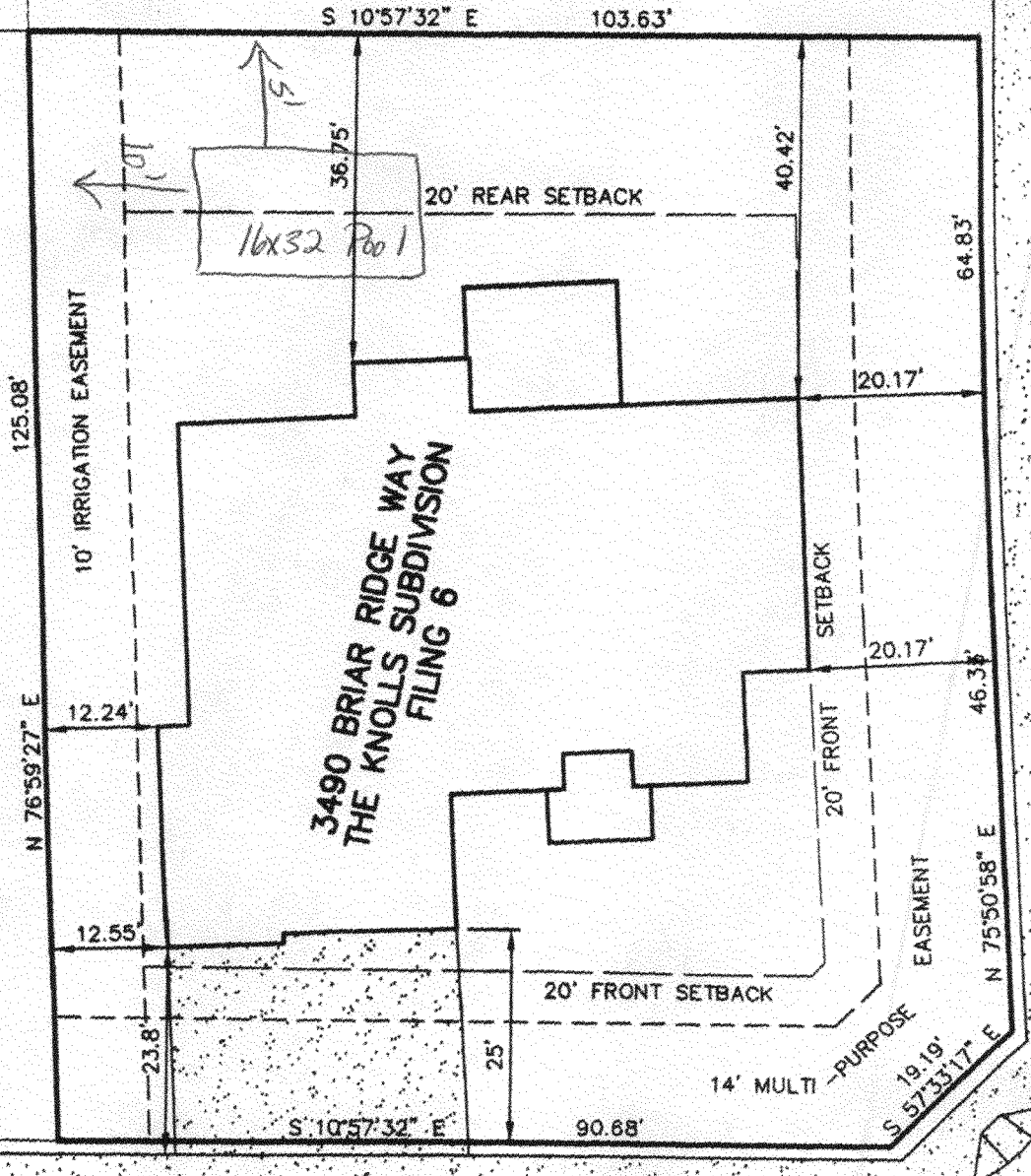
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

spots

ACCEPTED *Chase Kull*
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.



LOT 2



3490 BRIAR RIDGE WAY
THE KNOLLS SUBDIVISION
FILING 6

AUTUMN ASH AVENUE

BRIAR RIDGE WAY

ACCEPTED *Paula* 11/16/04
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.