

FEE \$ 10.00

TCP \$ None

SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

2943-311-33-002

Building Address 172 Country Ridge

No. of Existing Bldgs _____ No. Proposed 1

Parcel No. ~~2943-311-00-029~~

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2220

Subdivision Country Ridge

Sq. Ft. of Lot / Parcel 9514

Filing 1 Block 1 Lot 2

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

OWNER INFORMATION:

Height of Proposed Structure _____

Name Sonshine 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 Jct, CO 81505

APPLICANT INFORMATION:

*TYPE OF HOME PROPOSED:

Name Sonshine II Construction

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

Address 2350 G Road

City / State / Zip Grand Jct, CO 81505

Telephone 970-255-8853

NOTES: _____

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 ll
(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 Maia Rhodes Date 1/29/05

Department Approval NA Gayleen Henderson Date 12-20-05

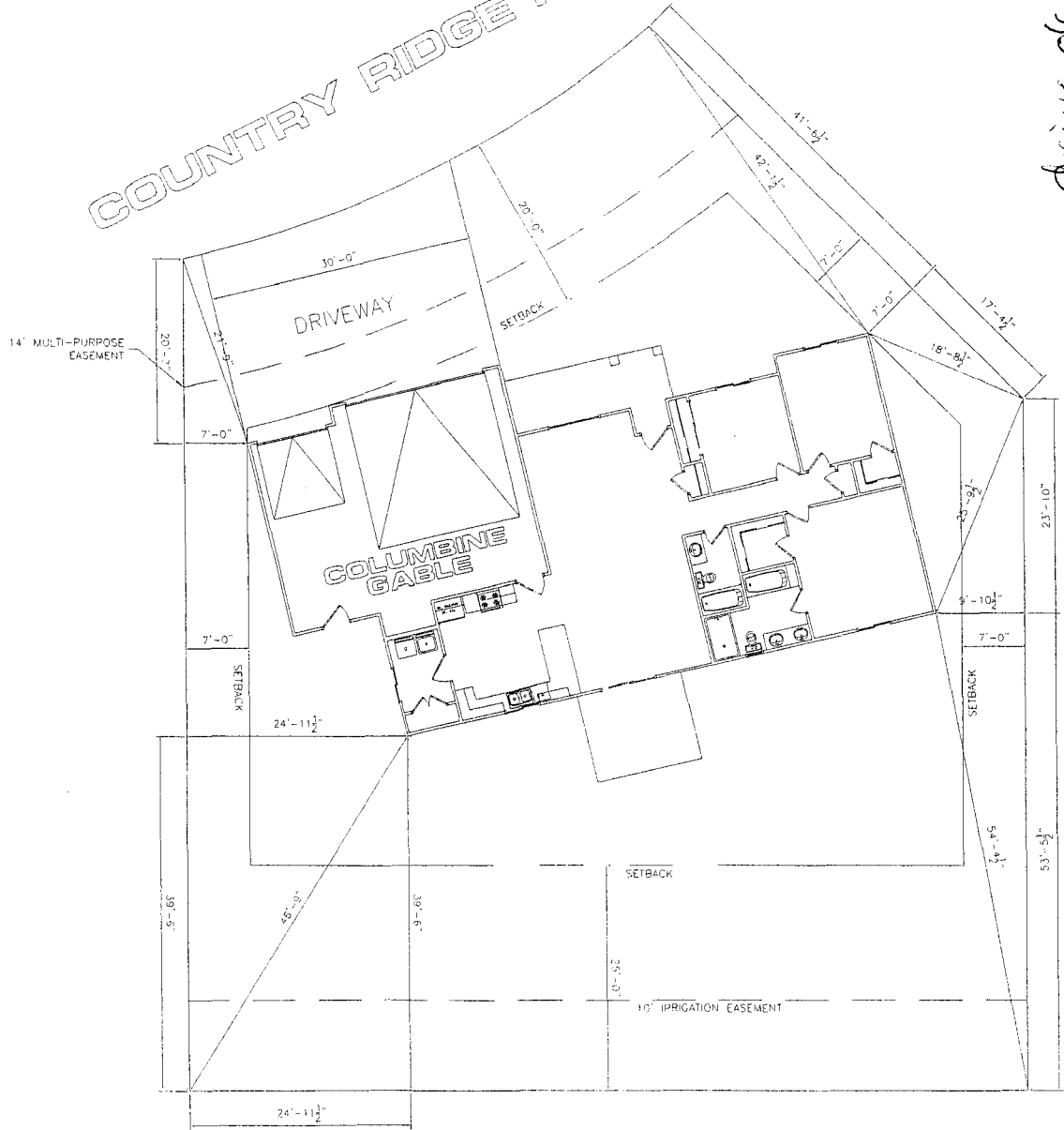
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. PL OMSD

Utility Accounting [Signature] 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)

D. EASEMENTS
SEE SEPARATE DRAWINGS BY OTHERS

COUNTRY RIDGE ROAD

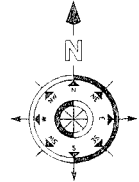


drive old
con
4/8/05

NA
ACCEPTED by Jayleen Henderson
ANY CHANGES TO SETBACKS MUST BE
APPROVED BY THE CITY ENGINEERING DEPARTMENT
CITY ENGINEER
CITY CLERK

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	2
BLOCK NUMBER	1
STREET ADDRESS	172 COUNTRY RIDGE RD.
COUNTY	MEHA
GARAGE SQ. FT.	707 SF
LIVING SQ. FT.	1513 SF
LOT SIZE	9514 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

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

SCALE: 1" = 20'-0"

172 Country Ridge