

FEE \$ 15.00  
 TCP \$ ~~1500.00~~ 1500.00  
 SIF \$ 292.00

**PLANNING CLEARANCE**

BLDG PERMIT NO. \_\_\_\_\_

(Single Family Residential and Accessory Structures)

**Community Development Department**

2943-311-33-004

Building Address 176 Country Ridge  
 Parcel No. ~~2943-311-00-029~~  
 Subdivision Country Ridge  
 Filing 1 Block 1 Lot 4

No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2617  
 Sq. Ft. of Lot / Parcel 9532  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Sonshine II Construction  
 Address 2350 G Road  
 City / State / Zip Grand Jet, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Sonshine II Construction  
 Address 2350 G Road  
 City / State / Zip Grand Jet, CO 81505  
 Telephone 970-255-8853

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

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  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 [Signature] \_\_\_\_\_  
 (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).

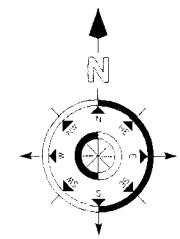
Applicant Signature Maia Rhodes Date 7/29/05  
 Department Approval [Signature] Date 12-20-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PL 01030</u>
Utility Accounting	<u>[Signature]</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)

DSE  
 ACCEPTED *Gayle Henderson*  
 ALL SETBACKS MUST BE  
 ACCORDING TO THE ZONING  
 ORDINANCES OF THE CITY OF  
 MESA. ALL SETBACKS MUST BE  
 LOCATED AND IDENTIFIED BY EASEMENTS  
 AND PROPERTY LINES.

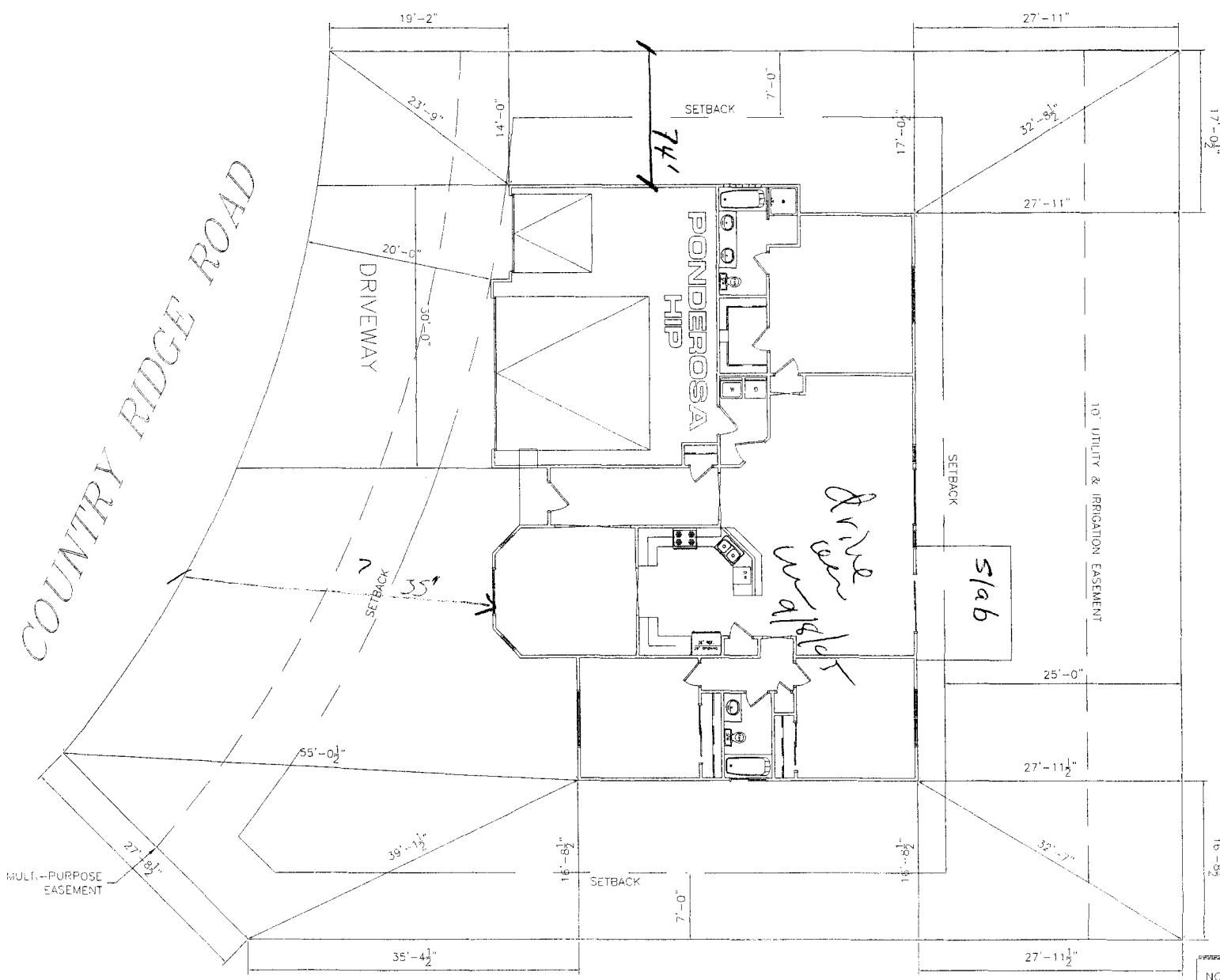
NOTE:  
 DIMENSION LINES ARE PULLED FROM  
 EDGE OF BRICK LEDGE IF NO BRICK LEDGE  
 EXISTS, DIMENSIONS WILL BE FROM EDGE  
 OF FOUNDATION.



SITE PLAN INFORMATION	
SUBDIVISION NAME	COUNTRY RIDGE ESTATES
FILING NUMBER	1
LOT NUMBER	4
BLOCK NUMBER	1
STREET ADDRESS	176 COUNTRY RIDGE RD.
COUNTY	MESA
GARAGE SQ. FT.	686 SF
LIVING SQ. FT.	1931 SF
LOT SIZE	9532 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

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

NOTE:  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN  
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.



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

176 Country Ridge

