

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

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

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

Building Address 424 PLEASANT HOLLOW CT No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2945-174-33-029 Sq. Ft. of Existing Bldgs 958 Sq. Ft. Proposed 196  
 Subdivision THE RIDGES Sq. Ft. of Lot / Parcel 2850  
 Filing #6 Block 29 Lot 5A Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1401  
 Height of Proposed Structure 15

**OWNER INFORMATION:**

Name MARY C. WASHBURN  
 Address 424 PLEASANT HOLLOW CT.  
 City / State / Zip CORAN CO

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name ESCALANTE BUILDERS (CARLOS COX)  
 Address 5933 CR. 233  
 City / State / Zip SILT, CO 81652  
 Telephone 970-876-2902

**\*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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5-10' from PL Rear 10' from PL Parking Requirement 2  
 Maximum Height of Structure(s) \_\_\_\_\_ 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 11-2-05  
 Department Approval [Signature] Date 11-2-05

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>11/2/05</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)

... parcel of land ... being more particularly described as follows:

Beginning at the East corner of the parcel which is South 58°48'53"

West 370.51 feet from the South sixteenth corner on the East line of Section 17, Township 1 South, Range 1 West, Ute Meridian, then along the follow the following 4 courses:

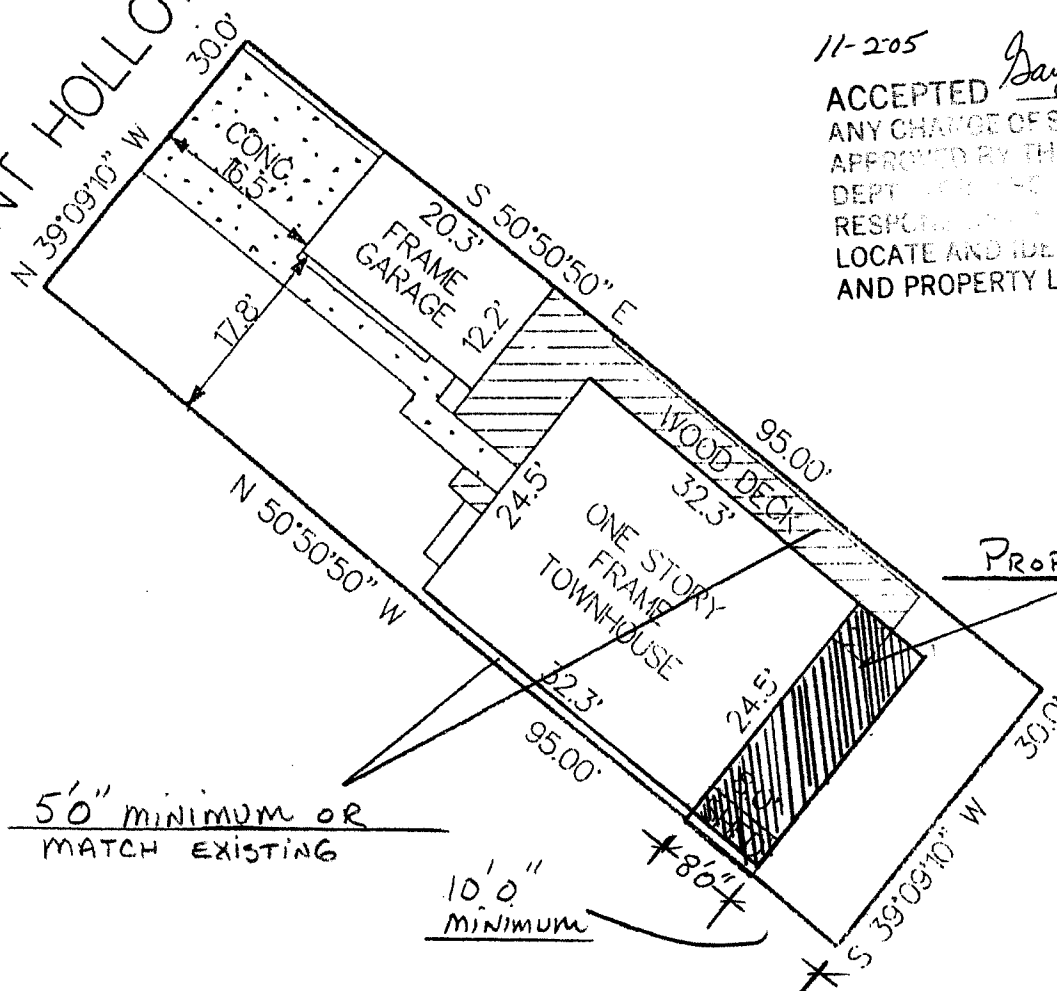
1. South 39°09'10" West 30.00 feet;
2. North 50°50'50" West 95.00 feet;
3. North 39°09'10" East 30.00 feet;
4. South 50°50'50" East 95.00 feet to the beginning.

MESA COUNTY, COLORADO



SCALE: 1" = ~~20'~~  
18'

PLEASANT HOLLOW COURT



11-205

ACCEPTED *Gayleen Henderson*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. FOR THE PLANNING DEPT. TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

PROPOSED Addition

5'0" MINIMUM OR MATCH EXISTING

10'0" MINIMUM

\*8'0"\*