

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 1,802.00 325 S. Redlands
 Parcel No. 2945-223-12-003
 Subdivision Leigh Marie's
 Filing _____ Block _____ Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3200
 Sq. Ft. of Lot / Parcel 17,000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4200
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Mark Nichols
 Address Box 74
 City / State / Zip Grand Jct Co 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Mark Nichols
 Address same
 City / State / Zip _____
 Telephone 201-5000

***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 <u>RSF-E</u>	Maximum coverage of lot by structures <u>15%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>A</u>	Driveway Location Approval <u>u</u> (Engineer's Initials)	<u>Fire Dept driveway approval req'd</u>	

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 Mark Nichols Date 7/14/05
 Department Approval NA Baylen Henderson Date 7-19-05

Additional water and/or sewer tap fee(s) are required: YES NO <input checked="" type="checkbox"/>	W/O No. <u>w/in 180 ft of swt line, putting septic tank</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>7/19/05</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)

NO.	REVISION	DATE

CJ'S DESIGN & DRAFTING
 RESIDENTIAL • CUSTOM • REMODEL • ADDITIONS
 PHONE: OFFICE-970-523-8347 CELL-970-640-1927
 EMAIL: CMESTASDRAFT@YAHOO.COM

SITE PLAN

DRAWN	CJM
CHECKED	CJM

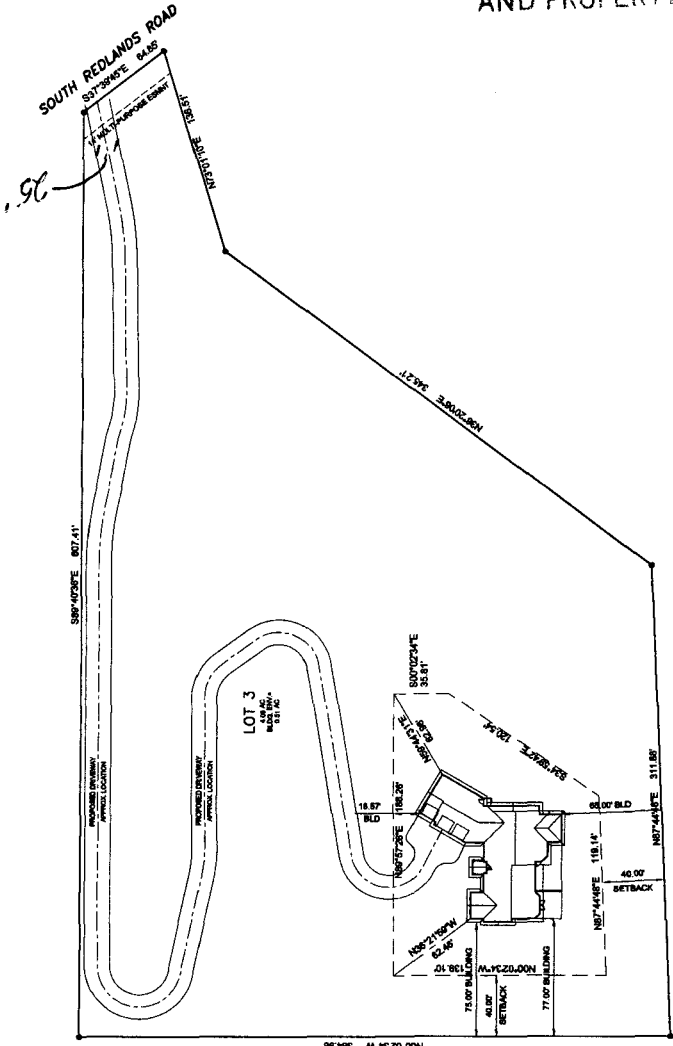
A CUSTOM HOME FOR:
 MARK NICHOLS
 325 S. REDLANDS ROAD
 GRAND JUNCTION, CO 81503

SCALE: 1/4" = 1'-0"
DATE: 06/22/05
PROJECT NO. 2005-1
SHEET NO.

C1
 SHEET 1 OF 1



7-19-05
 ACCEPTED Gayleen Henderson
 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.



drive location
 at Redlands
 on
 7/15/05