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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 388 Ridge Circle Dr No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-201-05-011 Sq. Ft. of Existing Bldgs 2474 Sq. Ft. Proposed 296
 Subdivision Ridges Sq. Ft. of Lot / Parcel 13,090 sq ft.
 Filing 4 Block 12 Lot 11C Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Dave & Linda Tanner
 Address 388 Ridge Circle Dr.
 City / State / Zip G.J. Colo 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Home Masters Inc.
 Address 1984 K Rd
 City / State / Zip Fruita Colo 81521
 Telephone 970-858-3370

***TYPE OF HOME PROPOSED:**

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

NOTES: Sun Room & new deck

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 _____ NO <u>X</u>
Side <u>10'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>25'</u>	Special Conditions: <u>Acco Approval is required</u>
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 Mark John D. Hume Date 6/23/05

Department Approval Wishu Magon Date 6/23/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
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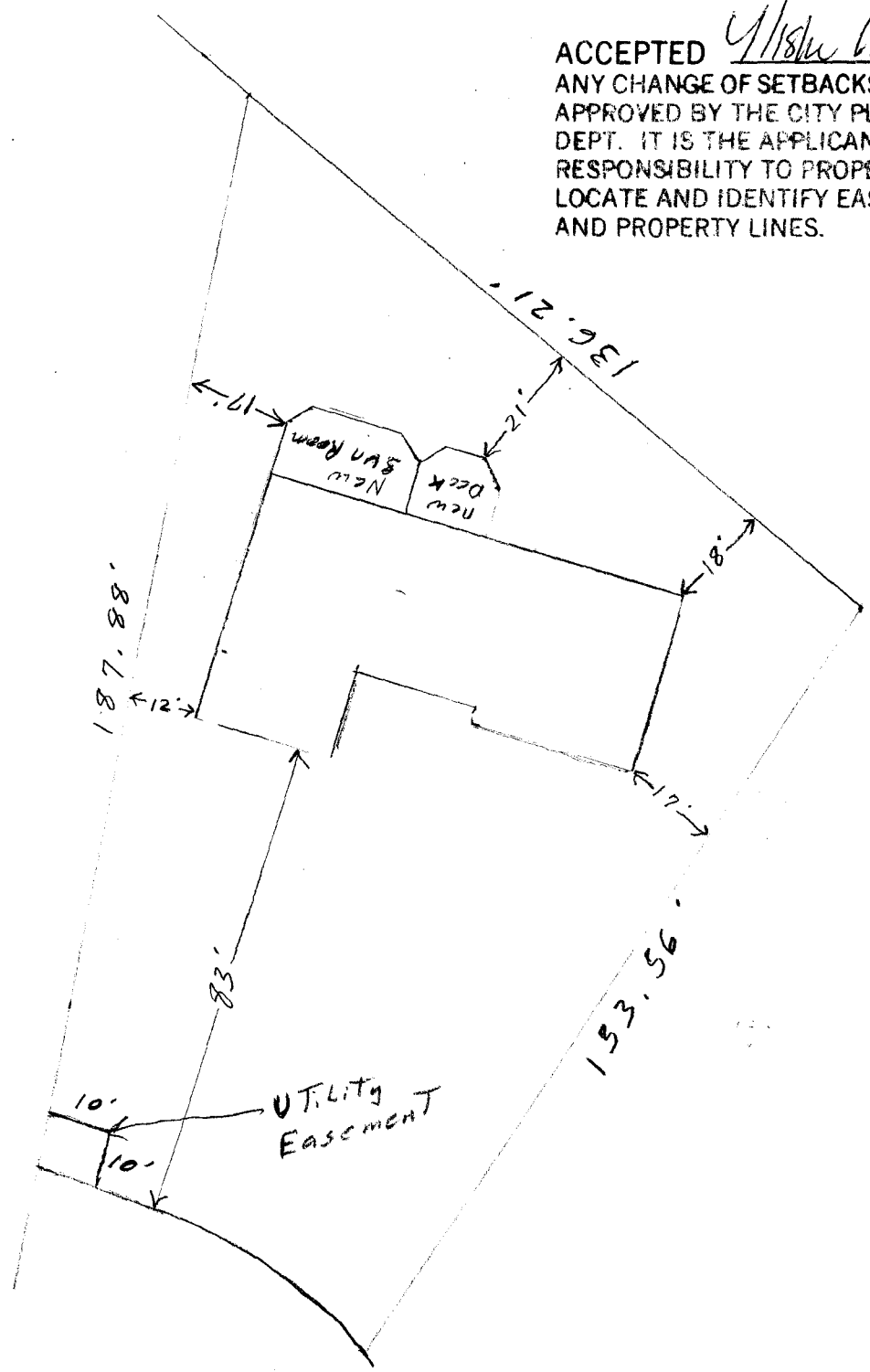
Utility Accounting <u>Overnat</u>	Date <u>6/23/05</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

OWNER = Dave & Linda Tanner

Scale = 1/30" = 1'

ACCEPTED *Y/18th Mayor 6/23/05*
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.



388 Ridge Circle Dr.
Grand Junction Colo.

Ridges Filing #4
Block 12
Lot 11C