

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

20497-13/25

Building Address 425 SANDSTONE DR. No. of Existing Bldgs 1 No. Proposed 1
2945-163-25-001
Parcel No. BLOC 6 1C RIDGES, FILING #1 Sq. Ft. of Existing Bldgs 2360 Sq. Ft. Proposed 240
Subdivision RIDGES Sq. Ft. of Lot / Parcel _____
Filing 1 Block 6 Lot 1C Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 1950 ± ?
OWNER INFORMATION: Height of Proposed Structure 12'-6"

Name JEFF & JUDY PEARCE
Address 425 SANDSTONE DR.
City / State / Zip G.J., CO. 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): ATTACHED SHED

APPLICANT INFORMATION:
Name SAME
Address _____
City / State / Zip _____
Telephone 970-243-5121

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: SMALL SHED w/ ATTACHED ROOF

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 30' per plan from property line (PL) Permanent Foundation Required: YES NO
Side 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)

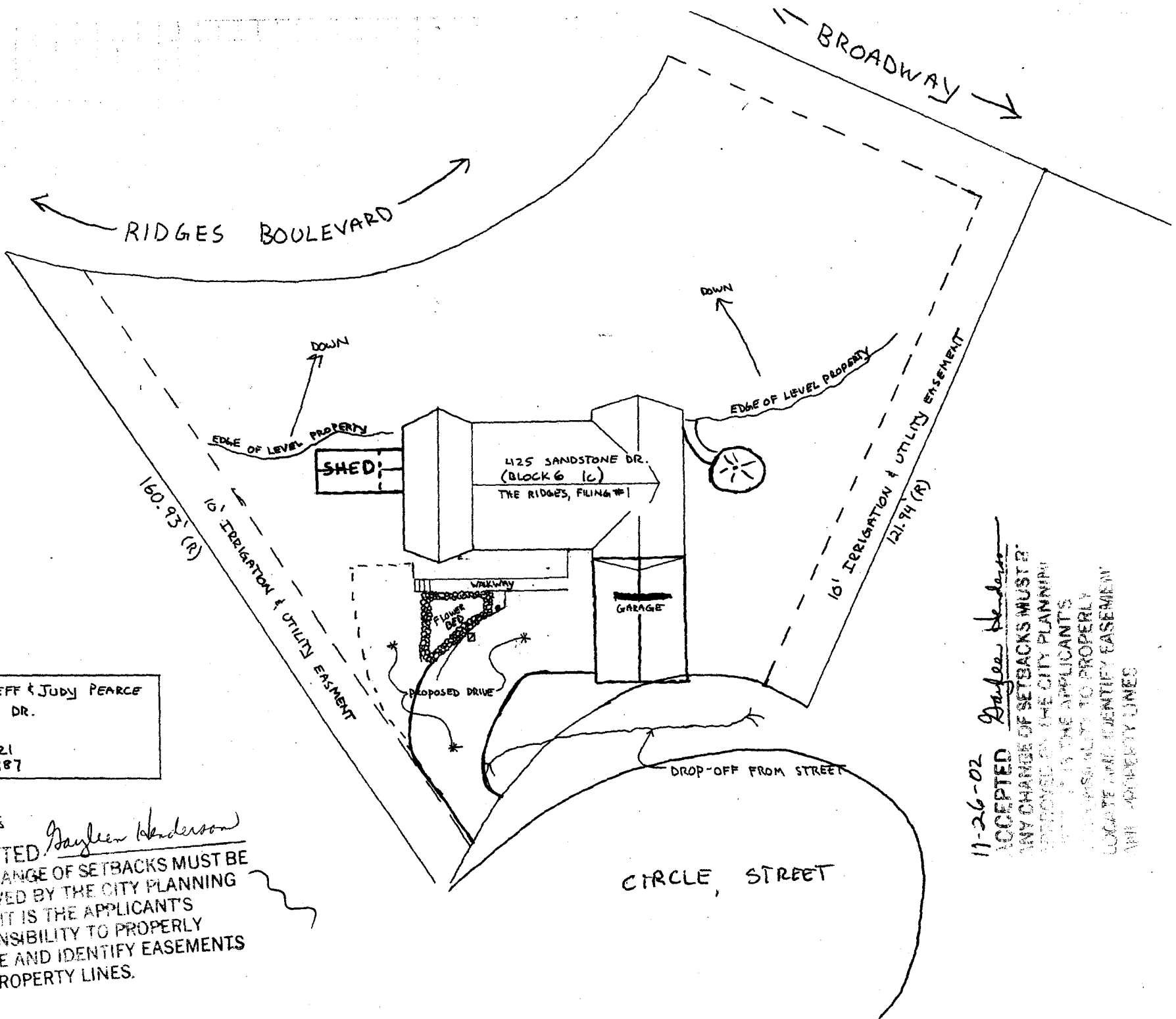
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 8-8-05
Department Approval [Signature] Date 8-9-05

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>No chg in use</u>
Utility Accounting	<u>CM Case</u>		Date <u>8/9/05</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)



PROPERTY OF JEFF & JUDY PEARCE
 425 SANDSTONE DR.
 Phone: 243-5121
 261-5987

8-9-05
 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.

11-26-02
 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