

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

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 1705 Plumigan Ridge Cir
 Parcel No. 2945-012-70-003
 Subdivision Plumigan Ridge North
 Filing _____ Block 3 Lot 3

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2300 Sq. Ft. Proposed 420
 Sq. Ft. of Lot / Parcel 13908
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2720
 Height of Proposed Structure 16'

OWNER INFORMATION:

Name Richard Berkeley
 Address 1705 Plumigan Ridge Cir
 City / State / Zip G.J. Co 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Mark Bebee
 Address 2030 Paint Pony Ct
 City / State / Zip G.J. Co 81503
 Telephone 250-6827

***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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u>
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 Mark Bebee Date 3-14-06
 Department Approval Faye Hall Date 3/14/06

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>3/14/06</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)

1705 PTARMIGAN RIDGE CIRCLE
LOT 3 BLK 3
PTARMIGAN RIDGE NORTH
13908 SF
SCH# 2945-012-70-003
SCALE: 1"= 20'

Setbacks:

Front 20'
Side 5'
Rear 10'

Ptarmigan Ridge Circle
150.63'

ACCEPTED *3/14/10*
Cheryl Hall
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.

