

98514-8005

FEE \$ <u>10⁰⁰</u>
TCP \$ <u>0</u>
SIF \$ <u>0</u>

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

BLDG PERMIT NO.

Building Address 428 RIDGEWOOD LANE No. of Existing Bldgs 1 No. Proposed 1
 LEGAL Parcel No. 2945-101-02-002 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 133
 Subdivision VALEY HEIGHTS SUBDIVISION Sq. Ft. of Lot / Parcel _____
 Filing 00916255 Block 3 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 9'- TOTAL

OWNER INFORMATION:

Name RONALD W PETHICK
 Address 428 RIDGEWOOD LANE
 City / State / Zip GRAND JCT, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): SHED 133'

APPLICANT INFORMATION:

Name RONALD W PETHICK
 Address 428 RIDGEWOOD LANE
 City / State / Zip GRAND JCT, CO 81505
 Telephone 970-243-7140

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): 133' SHED

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-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>25' 3"</u> from property line (PL)	Permanent Foundation Required: YES <u>n/a</u> NO _____
Side <u>3' 9"</u> from PL Rear <u>5' 9"</u> from PL	Parking Requirement <u>n/a</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>n/a</u>	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 Ronald W Pethick Date 6-13-06
 Department Approval Judith A Poir Date 6/13/06

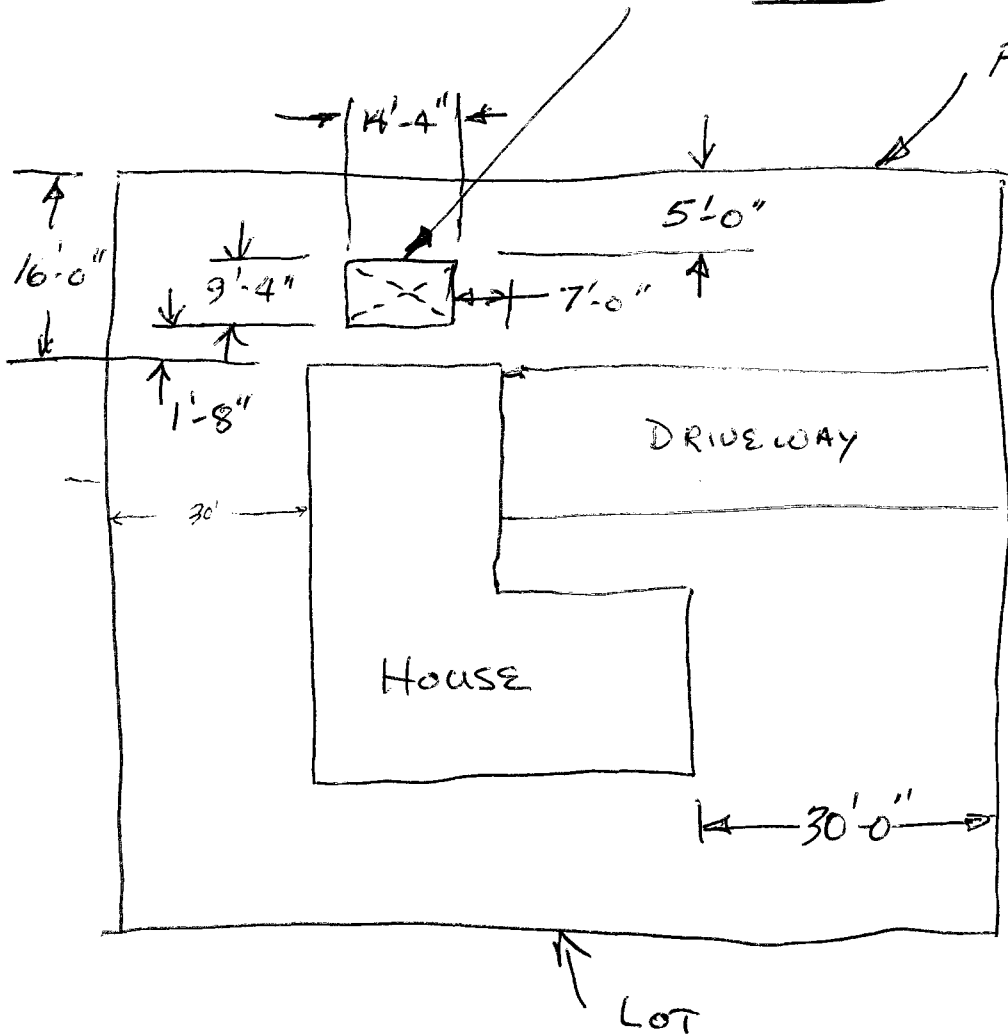
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO documents</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>6/13/06</u>		

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)

PROPOSED BUILDING
LOCATION 133 sq'



ACCEPTED John Rein 4/13/10
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



Ridgewood Ln.

428 RIDGEWOOD LANE
GRAND JUNCTION, CO
81505