

|        |                    |
|--------|--------------------|
| FEE \$ | 10 <sup>00</sup>   |
| TCP \$ | 1589 <sup>00</sup> |
| SIF \$ | 460 <sup>00</sup>  |

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 412.5 29 1/2 RD  
 Parcel No. 2943-17440-011  
 Subdivision Country Place Estates  
 Filing \_\_\_\_\_ Block 3 Lot 11

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2000  
 Sq. Ft. of Lot / Parcel 4500  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name Josh White  
 Address 7780 Bean Ranch RD  
 City / State / Zip White Water CO 81527

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Josh White  
 Address 7780 Bean Ranch RD  
 City / State / Zip White Water CO 81527  
 Telephone 314-0110

**\*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>RMF-8</u>  | Maximum coverage of lot by structures <u>70%</u>               |  |  |
| SETBACKS: Front <u>20</u> from property line (PL)                      | Permanent Foundation Required: YES <u>X</u> NO _____           |  |  |
| Side <u>5</u> from PL Rear <u>10</u> from PL                           | Parking Requirement <u>2</u>                                   |  |  |
| Maximum Height of Structure(s) <u>35'</u>                              | Special Conditions _____                                       |  |  |
| Voting District <u>C</u>   | Driveway Location Approval <u>JAR</u><br>(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 \_\_\_\_\_ Date 3-14-07  
 Department Approval JAR Wendy Spivey Date \_\_\_\_\_

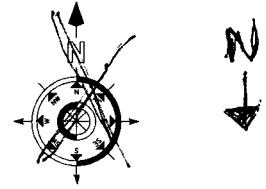
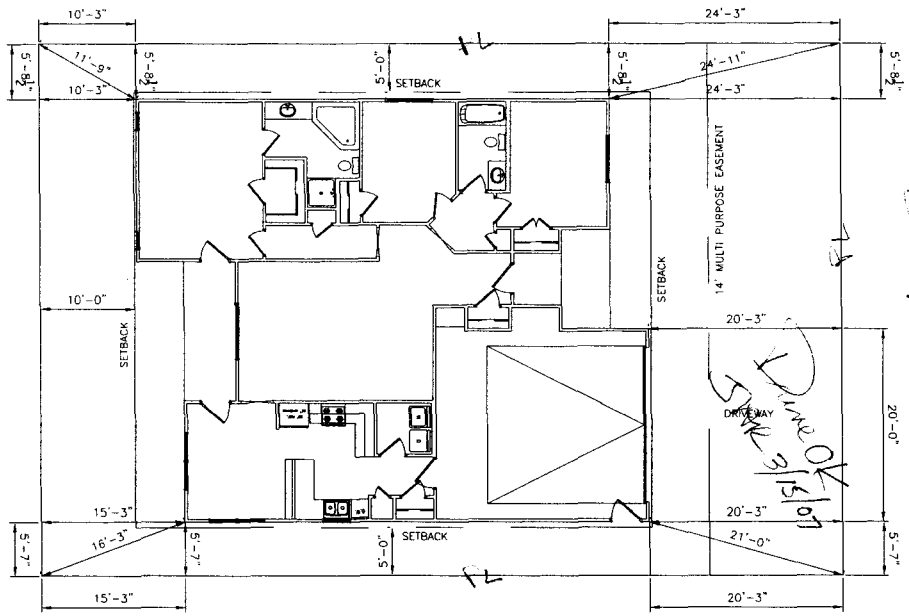
|  |   |                             |                          |
|--|---|-----------------------------|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>W/O 20057</u> |
| Utility Accounting <u>W/O</u>                          | Date <u>3/23/07</u>                     |                             |                          |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 22.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *JAR Wendy Spier*  
 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

NOTE  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN  
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

- NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
  2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
  3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
  4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
  5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.



29 1/2 Rd

| SITE PLAN INFORMATION |                       |
|-----------------------|-----------------------|
| SUBDIVISION NAME      | COUNTRY PLACE ESTATES |
| FILING NUMBER         | 1                     |
| LOT NUMBER            | 11                    |
| BLOCK NUMBER          | 1                     |
| STREET ADDRESS        | --                    |
| COUNTY                | MESA                  |
| GARAGE SQ. FT.        | 465 SQ. FT.           |
| COVERED ENTRY SQ. FT. | 27 SQ. FT.            |
| COVERED PATIO SQ. FT. | 80 SQ. FT.            |
| LIVING SQ. FT.        | 1523SQ. FT.           |
| LOT SIZE              | 4673 SQ. FT.          |
| SETBACKS USED         | FRONT 20'             |
|                       | SIDES 5'              |
|                       | REAR 10'              |

SCALE: 1" = 20'-0"

NOTE:  
 BUILDER TO VERIFY  
 ALL SETBACK AND EASEMENT  
 ENCROACHMENTS PRIOR  
 TO CONSTRUCTION

NOTE:  
 DIMENSION LINES ARE PULLED FROM  
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE  
 EXISTS, DIMENSIONS WILL BE FROM EDGE  
 OF FOUNDATION.

412 1/2 29 1/2 Rd.