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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2415 Ridge Dr. No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-014-35-013 Sq. Ft. of Existing Bldgs 2100 Sq. Ft. Proposed 144
 Subdivision Spring Valley Sq. Ft. of Lot / Parcel 10,890
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Steve Maulis
 Address _____
 City / State / Zip Monument, Co.

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): storage shed 12'x12'

APPLICANT INFORMATION:

Name William D. Spears
 Address 2415 Ridge Dr.
 City / State / Zip Mon., Co. 81506
 Telephone 970-245-7553

***TYPE OF HOME PROPOSED:**

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

PAID

OCT 21 2008

RB

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 PLANNING STAFF

ZONE R-5 Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side S from PL Rear 3 from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35' Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

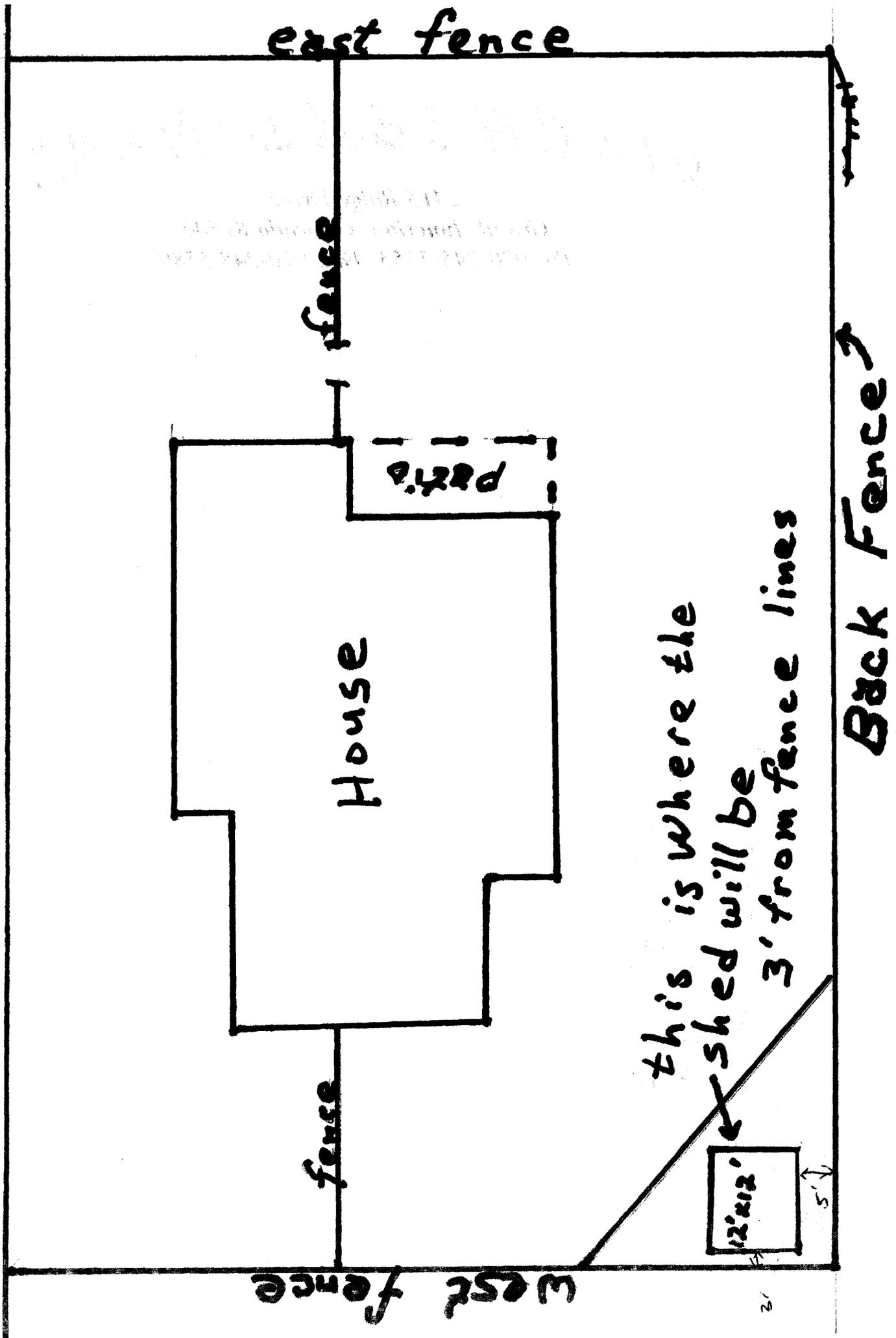
Applicant Signature William D. Spears Date 10-21-08
 Planning Approval Pat Dunlop Date 10/21/08

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. no water/sewer

Utility Accounting on ac Date 10/21/08

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Ridge Dr.



east fence

fence

path

House

fence

west fence

this is where the shed will be 3' from fence lines

12' x 12'

Back Fence