

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

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

BLDG PERMIT NO. A

Amended 7/20/10
 PAID

Building Address 722 Ash Drive
 Parcel No. 2701-353-12-002
 Subdivision Sunset Terrace
 Filing Block Lot

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2362 Sq. Ft. Proposed 1240
 Sq. Ft. of Lot / Parcel 12 plus 12
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3602
 Height of Proposed Structure 15 feet

OWNER INFORMATION:

Name Hiedi Heinbaugh / Jamie Stearns
 Address 722 Ash Drive
 City / State / Grand Jet Co 81504

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Garage - attached
Remodel garage for living space w/ Bath
Build new garage - attached to main dwelling
 *TYPE OF HOME PROPOSED: with additional living space
- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify):

APPLICANT INFORMATION:

Name Hiedi Heinbaugh
 Address 722 Ash Drive
 City / State / Grand Jet Co 81504
 Telephone 970-260-7856

NOTES:

PAID

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 <u>R-4</u>	Maximum coverage of lot by structures <u>5070</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO <u> </u>
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES <u> </u> NO <u>X</u>
Maximum Height of Structure(s) <u>15</u>	Parking Requirement <u> </u>
Voting District <u> </u> Driveway Location Approval <u> </u>	Special Conditions <u> </u>
(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 [Signature] Date May 13 2010
 Planning Approval Pat Dunlop Date 5/13/10 7/20/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
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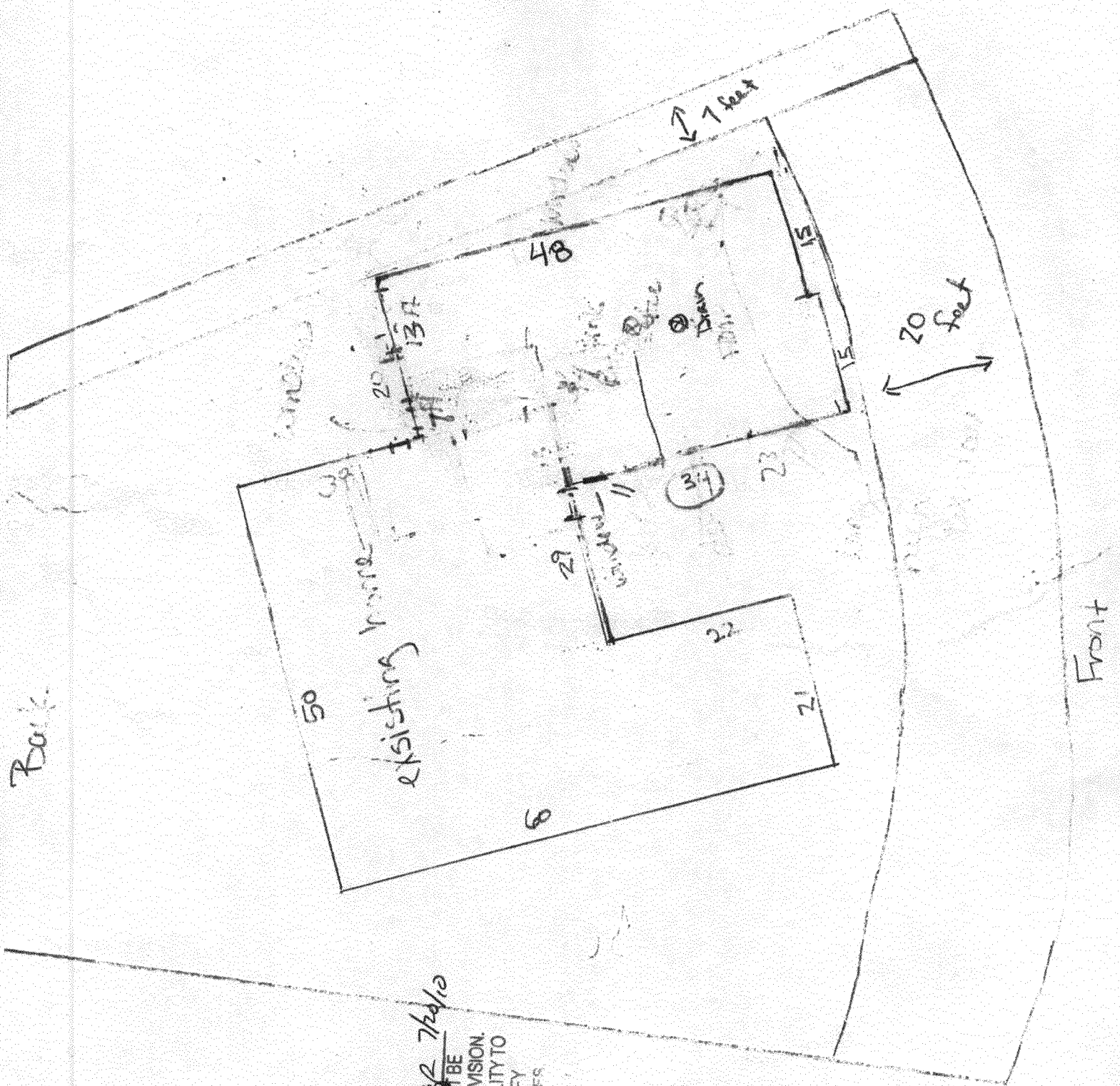
Utility Accounting <u>[Signature]</u>	Date <u>5/13/10</u>
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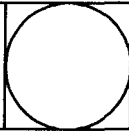
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

New Plan

ACCEPTED *Lot 14/10/10*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1/16 inch = 1 foot



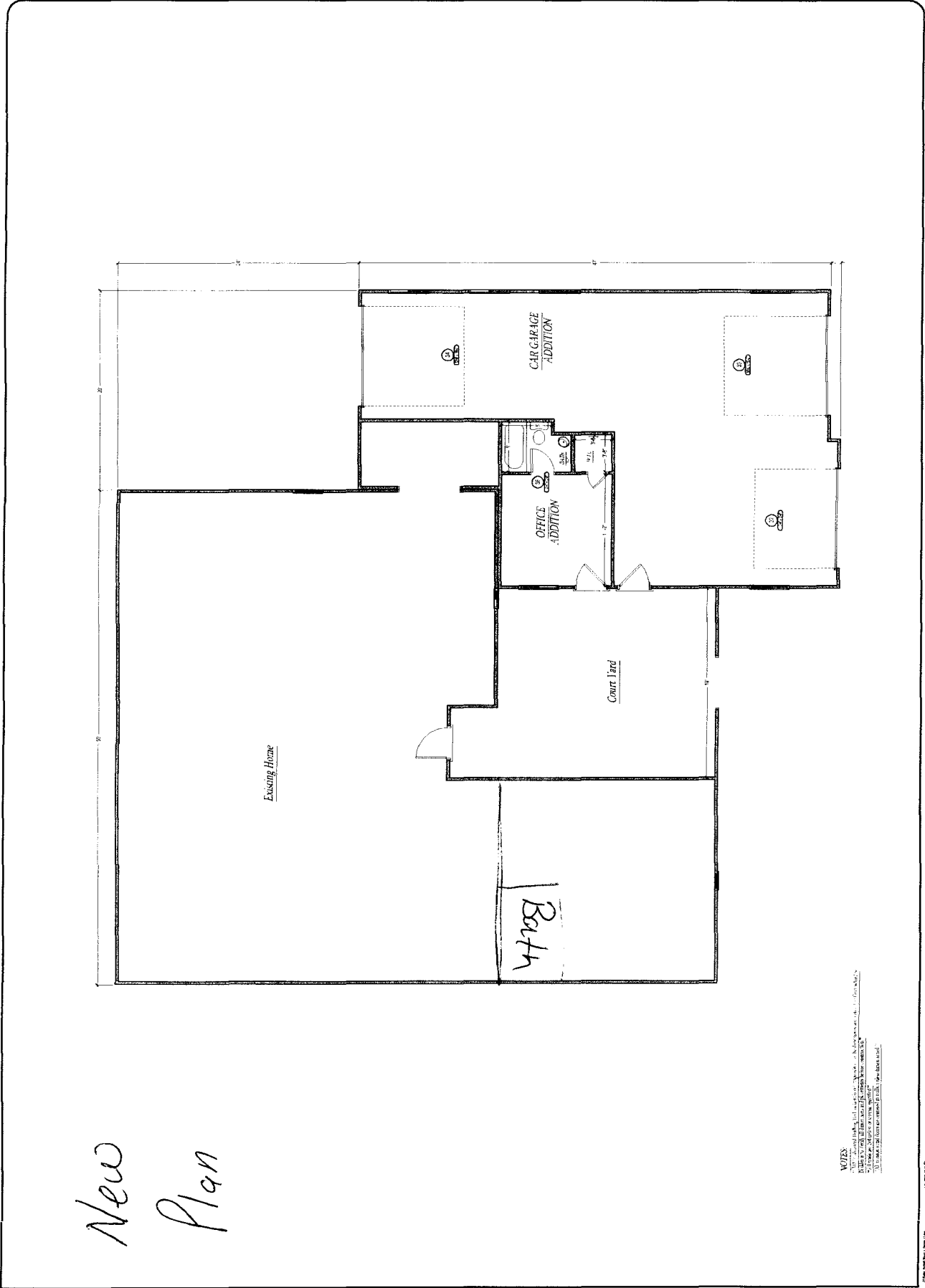


NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

DATE	ADT
7/12/10	7/12/10
7/19/10	7/19/10
1/4" = 1'	1/4" = 1'

Second Story

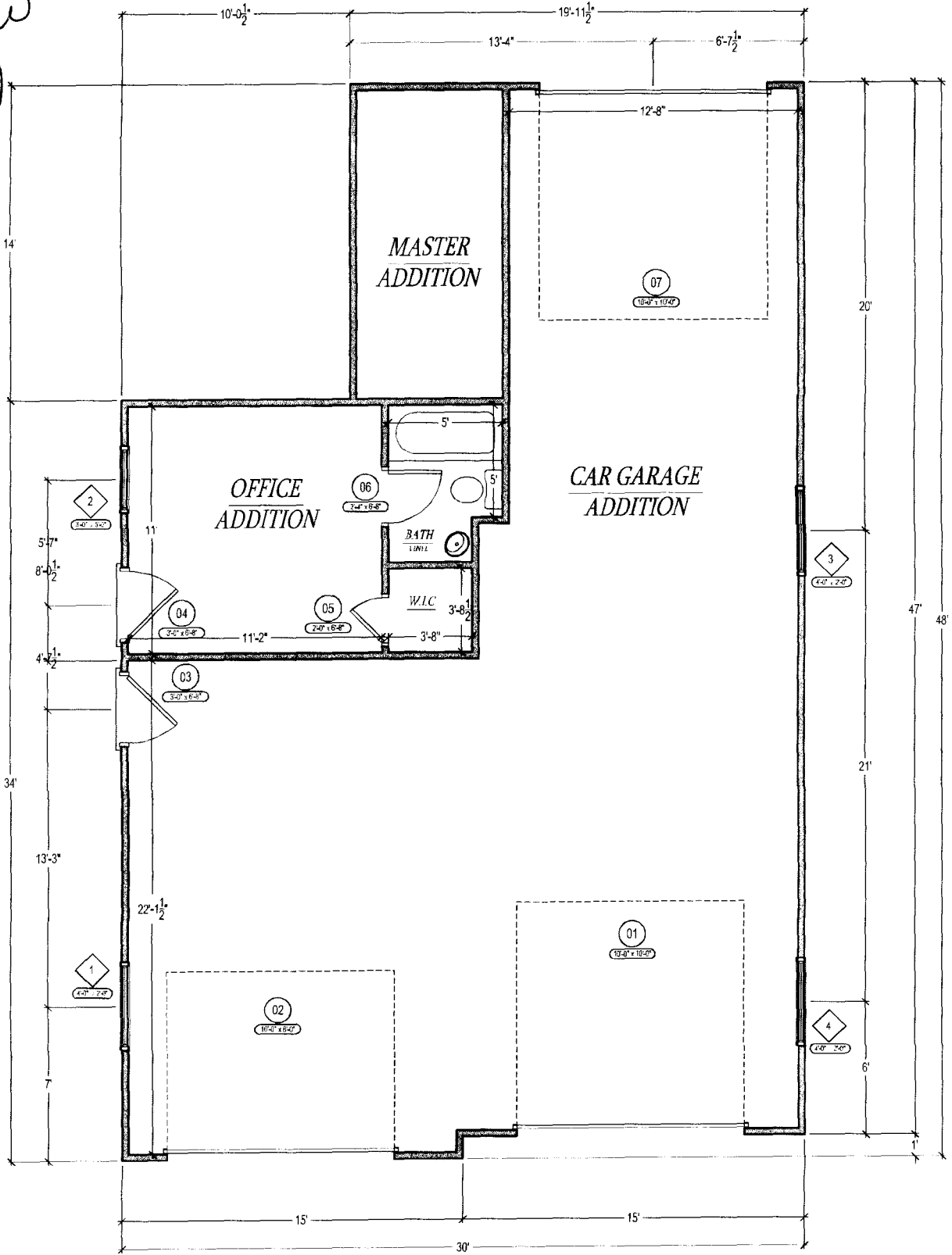
A2



New Plan

NOTES:
 1. All dimensions are in feet and inches.
 2. All dimensions are to the center of the wall unless otherwise noted.
 3. All dimensions are to the center of the column unless otherwise noted.
 4. All dimensions are to the center of the door unless otherwise noted.

New Plan



OW SCHEDULE

DOOR AND FRAME SCHEDULE

Heidi Stevens
 722 Ash Drive
 Grand Jct 81506
 970-260-7850

New garage

ACCEPTED fat develop 5/3/10
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.

1900
 462
 2362

