

FEE \$	10 <sup>00</sup>
TCP \$	/
SIF \$	/

# PLANNING CLEARANCE

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

BLDG PERMIT NO.                     

Amended 7/20/10  
Amended 8/18/10 PatD

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 Heidi Heimbaugh / Jamie Stearns  
Address 722 Ash Drive  
City / State / Grand Jet Co 81504

**APPLICANT INFORMATION:**

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

**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):

**PAID**

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 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>	Special Conditions <u>                    </u>		
Driveway Location Approval <u>                    </u>	(Engineer's Initials) <u>                    </u>		

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).

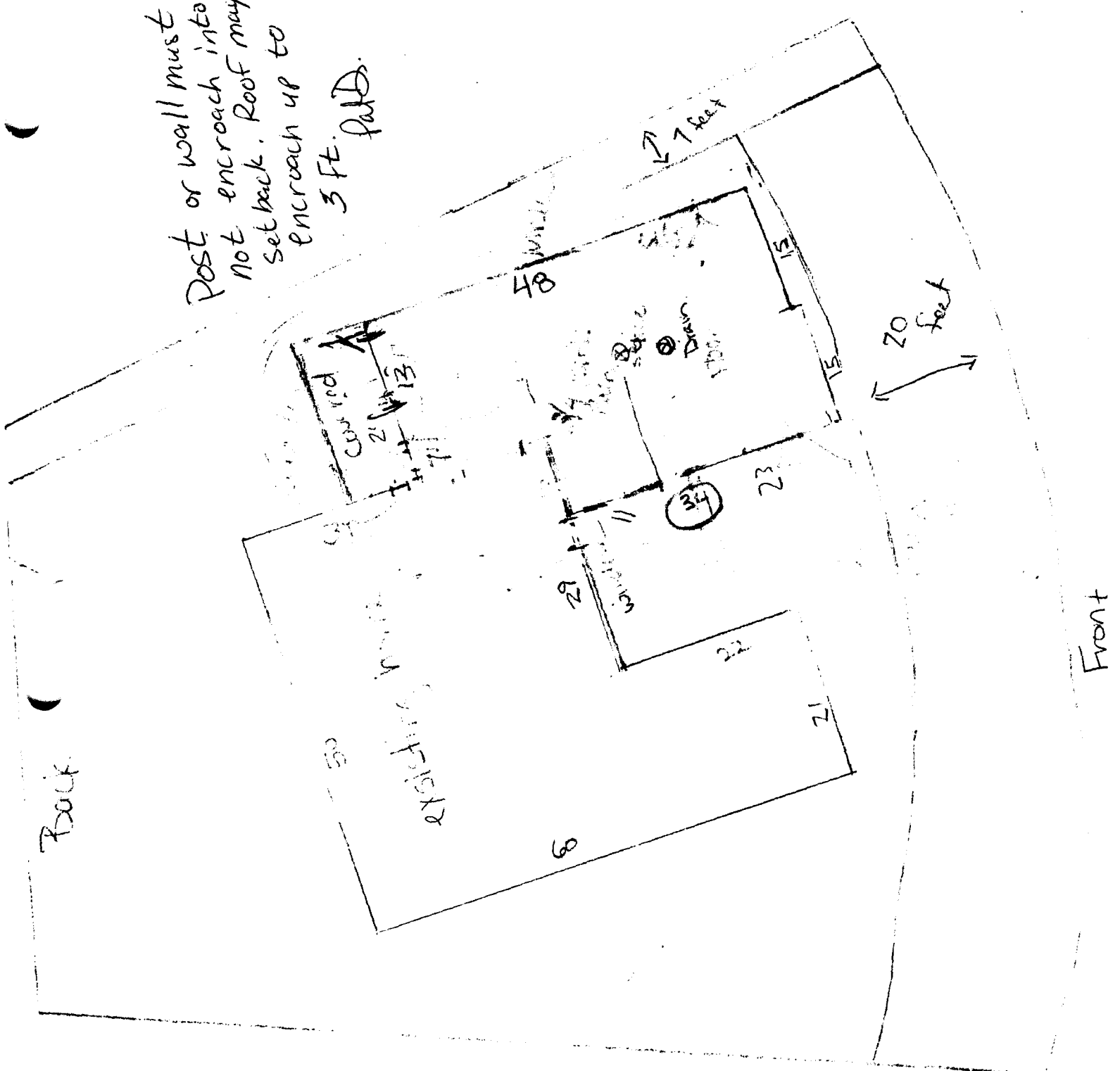
Applicant Signature                      Date May 13 2010  
Planning Approval Pat Dunlop Date 5/13/10 - 7/20/10

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

Utility Accounting C. Bensley Date 5/13/10

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)

Post or wall must not encroach into setback. Roof may encroach up to 3 ft. P.D.



ACCEPTED *Patterson 8/18/10*  
 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

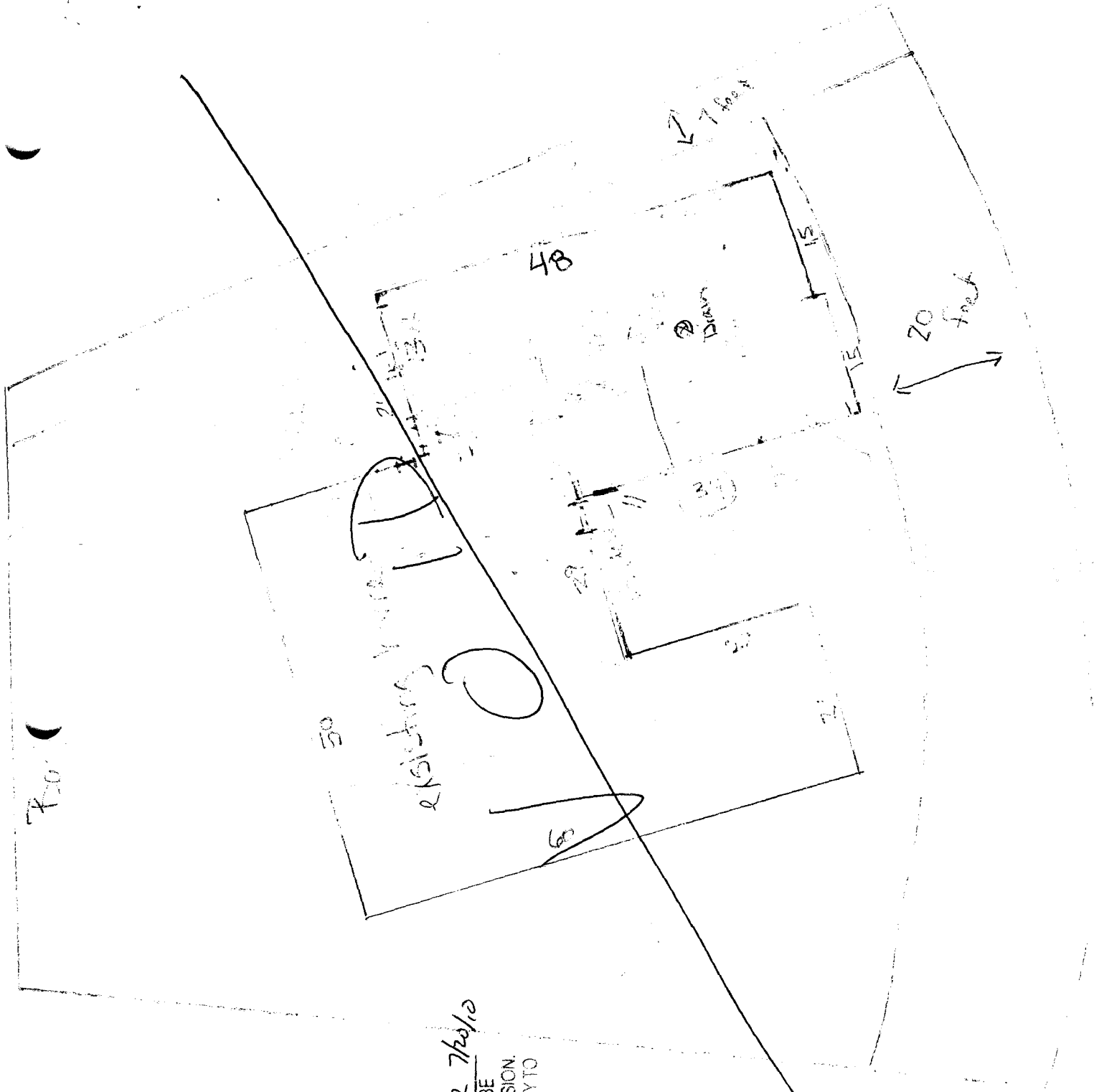
1/16 inch = 1 foot

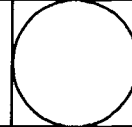
# New Plan

ACCEPTED *for Dunbar 7/25/10*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO

PROPERTY SURVEYOR

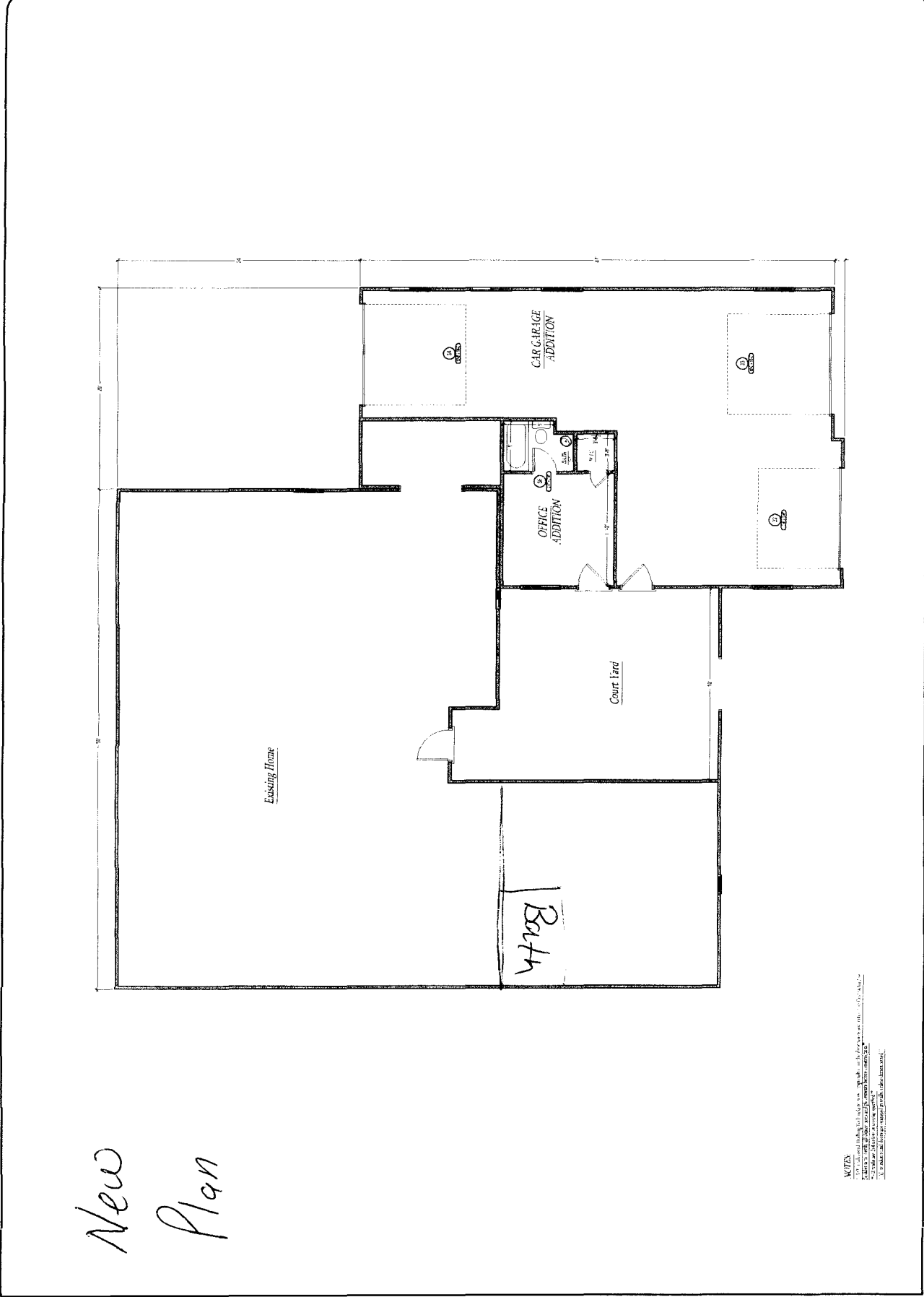




Revisions	

ADT  
 7/12/10  
 7/9/10  
 1/4" = 1'

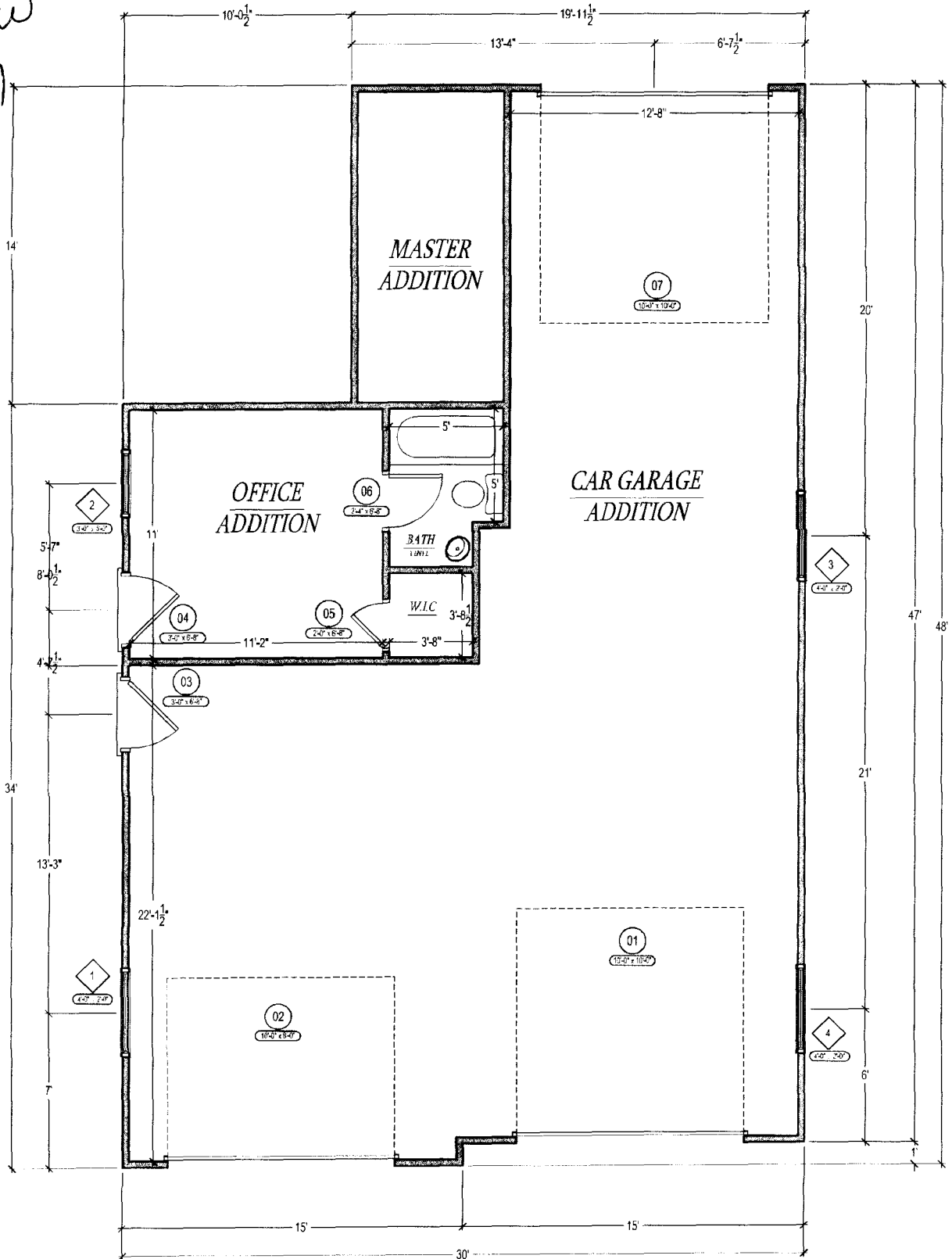
Second Story  
**A2**



New Plan

**NOTES**  
 1. All work shall be in accordance with the approved plans.  
 2. All materials shall be of the highest quality.  
 3. All work shall be completed within the specified time frame.

New Plan



**OW SCHEDULE**

17E

**DOOR AND FRAME SCHEDULE**

N

Heldi Stevens  
722 Ash Drive  
Grand Jet 81506  
970-260-7850

New garage

ACCEPTED Pat Saylor 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  
4102  
2302

