

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

21761-13848

Building Address 541 Ridgestone Ct.
 Parcel No. 2945-074-22-014
 Subdivision Bluffs West
 Filing # 3 Block 6 Lot 14

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 440 sq. ft above garage
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Tom Emanuel
 Address 541 Ridgestone Ct.
 City / State / Zip Grand Jct. CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): addition above garage

APPLICANT INFORMATION:

Name Tom Emanuel
 Address 541 Ridgestone Ct.
 City / State / Zip Grand Jct. CO 81503
 Telephone 970-242-8298

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): addition above garage

NOTES: 440 sq. ft addition above garage

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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7' from PL Rear 10 from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions ACCO required
 Voting District _____ Driveway Location Approval VR
 (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 Tom Emanuel Date May 26, 2006
 Department Approval Gayleen Henderson Date 5-26-06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Bonus Room above garage with no rent / no fee.</u>
Utility Accounting <u>CMC</u>	Date <u>5/26/06</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)

Tom Emanuel
541 Ridgestone Ct.



5-26-06

ACCEPTED *Gayleen Henderson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE ALL STRUCTURE CASEMENTS AND PROPERTY LINES.

