

FEE \$	10 ⁻
TCP \$	1589 ⁻
SIF \$	460 ⁻

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

BLDG PERMIT NO. _____ *pl*

Building Address 328 W RIDGES BLVD
 Parcel No. 2945-203-51-007
 Subdivision REGIONS MKSA
 Filing 2 Block _____ Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3063/4219^{N/G}
 Sq. Ft. of Lot / Parcel 19470
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name BLAKE + TERRY ROUSH
 Address 422 1/2 PROSPERITYS POINT #16
 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): _____

APPLICANT INFORMATION:

Name SKELTON CONST. INC
 Address PO Box 4247
 City / State / Zip GJ Co 81502
 Telephone 745-9008

***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>PD</u>	Maximum coverage of lot by structures <u>35%</u>		
SETBACKS: Front <u>30</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>15</u> from PL Rear <u>30</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>32</u>	Special Conditions <u>obtain bldg. permit for retaining wall if >4 feet.</u>		
Voting District <u>C</u>	Driveway Location Approval <u>JOR</u> (Engineer's Initials) <u>per site H.</u>		

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).

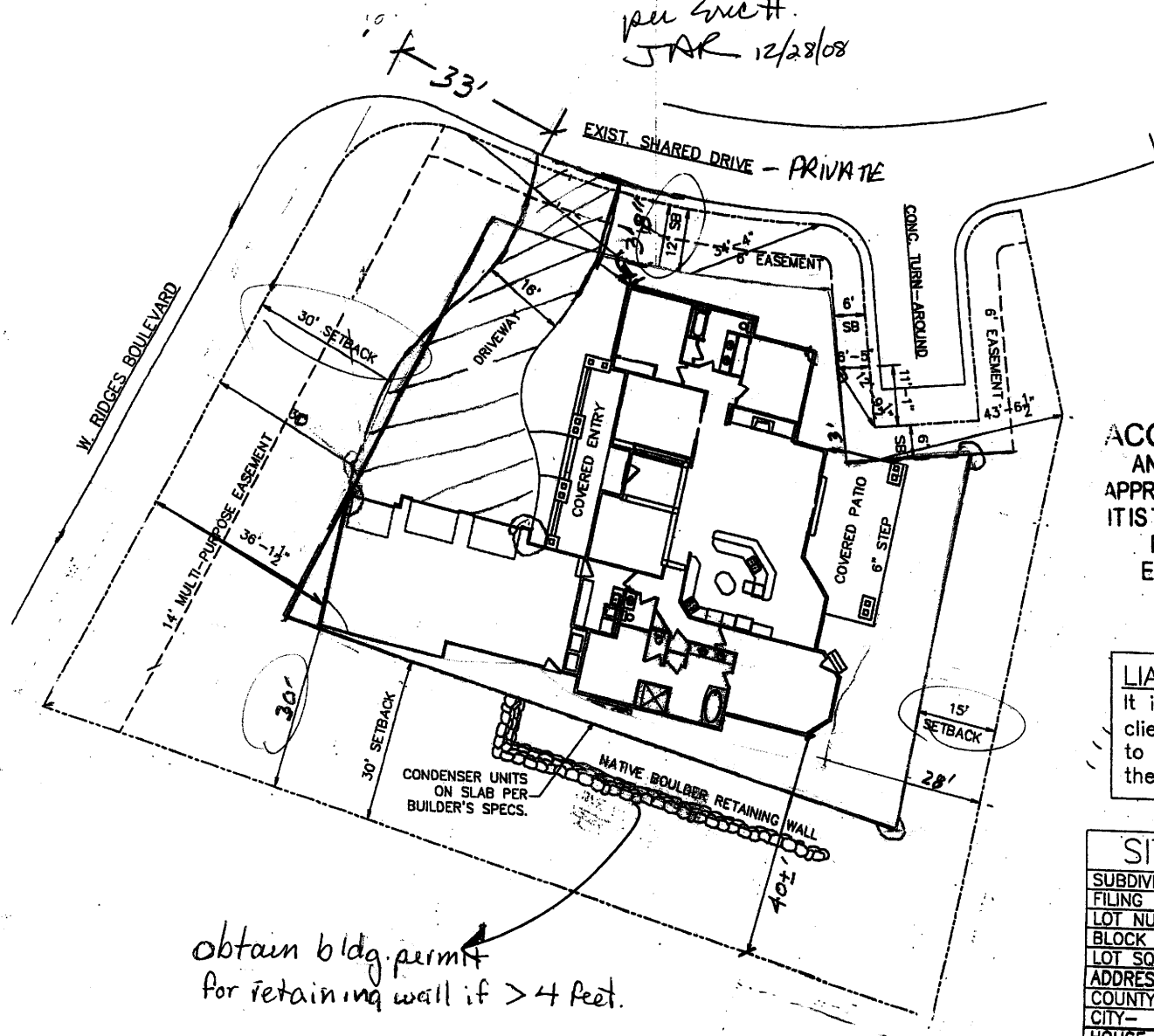
Applicant Signature [Signature] Date 12/27/07
 Department Approval JOR Paul Hornbeck Date 12/

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20832</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/31/07</u>	

328 W RIDGES BLVD

SKELTON CONSTRUCTION INC

Drive OK
per Smith.
JAR 12/28/08



obtain bldg permit
for retaining wall if > 4 feet.

ACCEPTED *Paul Hornbeck*
 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.

LIABILITY DISCLAIMER
 It is the responsibility of client/representative of client to verify all information on the attached plans.

SITE INFORMATION	
SUBDIVISION NAME-	REDLANDS MESA
FILING NUMBER-	2
LOT NUMBER-	7
BLOCK NUMBER-	4
LOT SQ. FT.-	0.447 ACRES
ADDRESS-	328 W. RIDGES BOULEVARD
COUNTY-	MESA
CITY-	GRAND JUNCTION
HOUSE LIVING SQ. FT.-	3063 SF
HOUSE GARAGE SQ. FT.-	1156 SF

