

FEE \$ <u>10.00</u>
TCP \$ <u>/</u>
SIF \$ <u>/</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 2332 W. Ridges Blvd.
 Parcel No. 2945 - 203 - 56 - 004
 Subdivision Redlands Mesa
 Filing 5 Block 4 Lot 2

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 6243[#] Sq. Ft. Proposed 800[#]
 Sq. Ft. of Lot / Parcel .61 Ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 10000[#]
 Height of Proposed Structure 0

OWNER INFORMATION:

Name Stacey C Melissa Cook
 Address 2332 W. Ridges Blvd.
 City / State / Zip GJ CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 20x40 inground pool

APPLICANT INFORMATION:

Name Watermark Spas & Pools
 Address 2491 Hunt Ln E 50
 City / State / Zip GJ CO 81505
 Telephone 241 4133

***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>PO</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side _____ from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (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 [Signature] Date _____
 Department Approval [Signature] Date 5/18/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Katelebsberg</u>	Date <u>5/18/07</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)

CENTRISKY ARCHITECTURE, LTD.
 ARCHITECTS & PLANNERS
 1000 SOUTH STREET, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW.CENTRISKY.COM

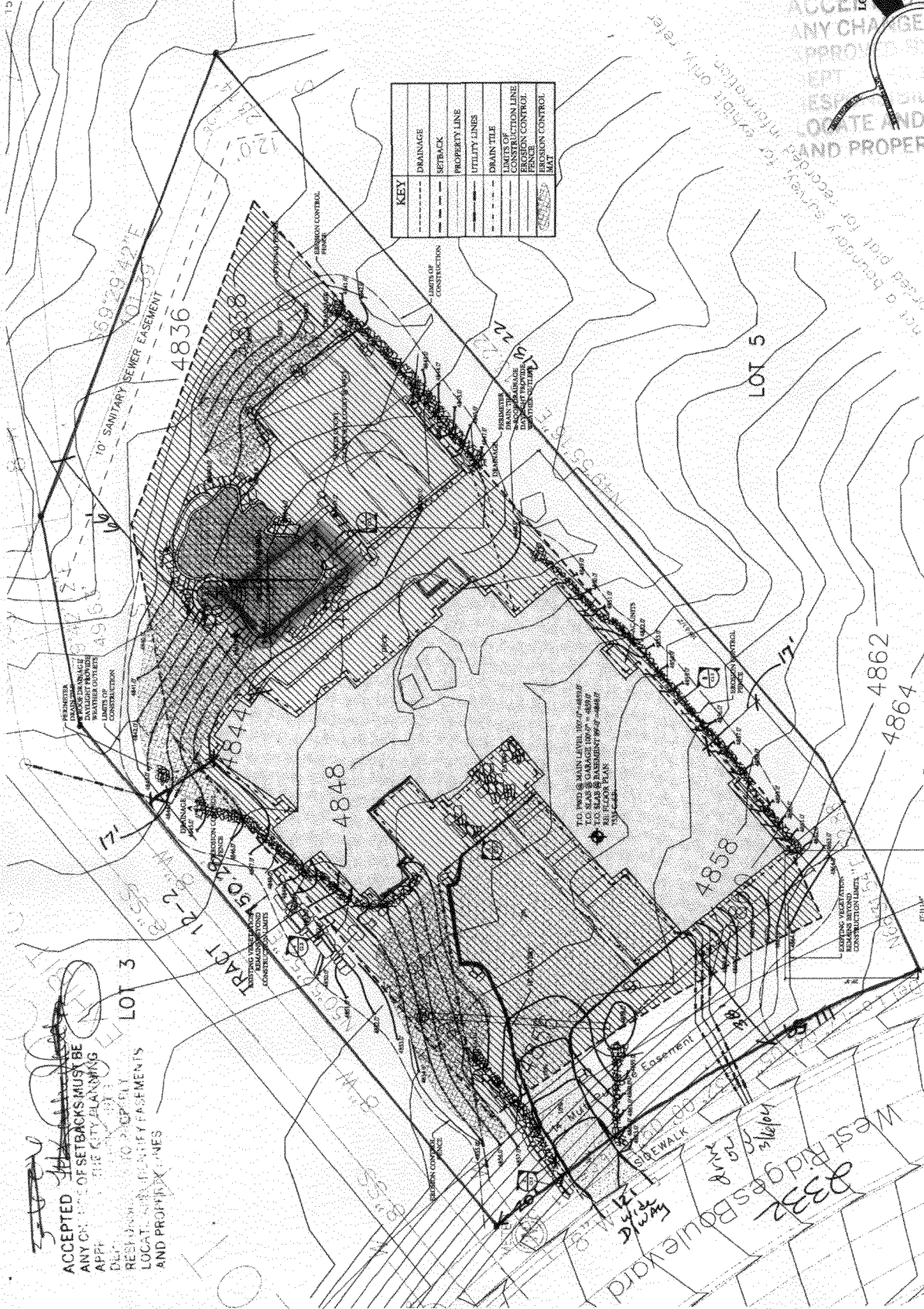
COOK VILLA
 REDLANDS MESA LOT 4 BLOCK 5
 GRAND JUNCTION, COLORADO
 0332 W RIDGES

2945-203-56-004

Project No.	0332-00
Project Name	COOK VILLA
Client	WEST RIDGES
Site Plan	C1.1
Scale	AS SHOWN
Drawn By	J. Miller
Checked By	J. Miller
Date	01/11/07
Issue	1

C1.1

5/18/07
Markie Chagin



KEY	DESCRIPTION
---	DRAINAGE
---	SETBACK
---	PROPERTY LINE
---	UTILITY LINES
---	DRAIN TILE
---	LIMITS OF CONSTRUCTION LINE
---	EASEMENT CONTROL
---	FENCE
---	ADJACENT LOT

ACCEPTED FOR RECORD
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



REVISIONS:
 1. 01/11/07: SITE PLAN
 2. 01/11/07: 1" = 1'-0"

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West Ridges Boulevard
 0332 W RIDGES

Don't have to use minimum lot. 3-U-08