

FEE \$
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

Building Address 92367-14381
537 1/2 Ridgestone Ct
 Parcel No. 2945-074-22-017
 Subdivision Bluffs west Flg 3
 Filing 3 Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 2400 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel .206 Ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Douglas R. Killerdud
 Address 537 1/2 Ridgestone Ct
 City / State / Zip GW CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): DECK

APPLICANT INFORMATION:

Name same
 Address _____
 City / State / Zip _____
 Telephone 263-9148

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: 2nd story deck, door access from house

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 _____
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>7</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

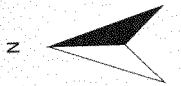
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Douglas R. Killerdud Date 7/24/07
 Department Approval Wendy Spurr Date 7/24/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No <u>NO wtr / swr charge</u>
Utility Accounting <u>[initials]</u>	Date <u>7/24/07</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)



2nd Floor deck

29-15-074-22-016

29-15-074-22-017

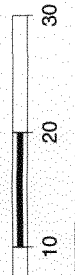
29-15-074-22-018

29-15-074-22-000

Wendy Spivey

ACCEPTED SETBACKS MUST BE SCALE 1 : 193

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



2x8 Redwood 16" O.C Joists

Ledger hq Into Rim Joists of House (Joist Hangers)
(Both Ends)

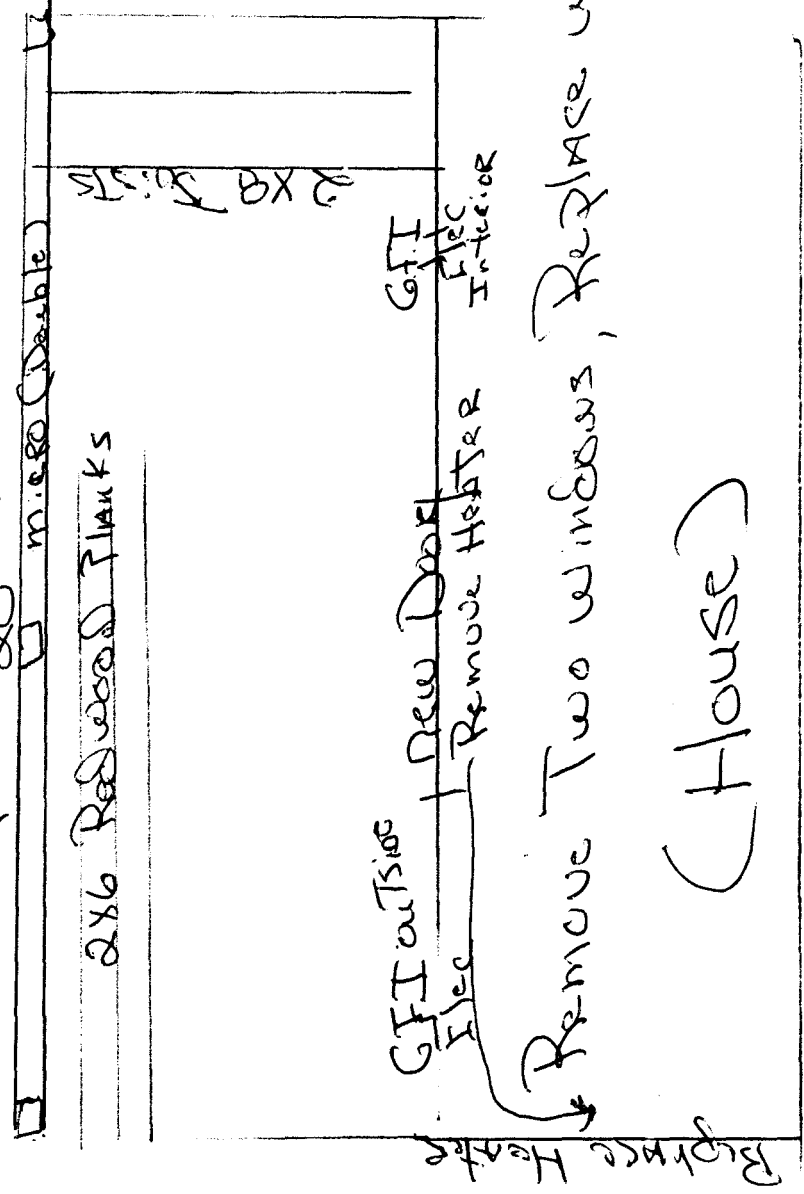
(2) 9'2" MICRO LAM

(3) 4x4 - 10' Feet off Ground

2x6 Redwood Planks

Hand Rail with CAP, 2x2 Redwood Balusters 3 Sides of Deck

← 20' →



(House)

ACCEPTED
Wendy Spurr
ANY CHANGE OF SETBACKS WILL BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
EXPLAIN AND IDENTIFY EASEMENTS
AND EASEMENT LINES

Remove Two windows, Replace with 6'x6' French Door

69.00

Amico Plumbing Lic # 187515
 Owner Assist
 Carpenter - Robert Boas
 meATC's Elec Lic # 4894
 2945-074-22-017