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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

87792-13132

Building Address 2412 Sandridge CT

No. of Existing Bldgs _____ No. Proposed _____

Parcel No. 2945-163-24-006

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____

Subdivision The Ridge

Sq. Ft. of Lot / Parcel _____

Filing 1 Block 3 Lot 6C

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name Troy Lindquist

DESCRIPTION OF WORK & INTENDED USE:

Address 2412 Sandridge CT

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

City / State / Zip G.S. Co. 81503

APPLICANT INFORMATION:

Name Ray Floyd

***TYPE OF HOME PROPOSED:**

Address 2231 H 3/4

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

City / State / Zip Fruita Co 81521

NOTES: NO SWR / WTR charges

Telephone 858 8909

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 10 from PL Rear 10 from PL

Parking Requirement _____

Maximum Height of Structure(s) _____

Special Conditions _____

Voting District A 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).

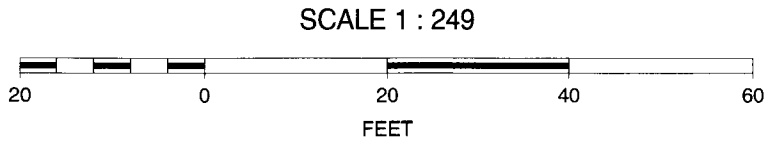
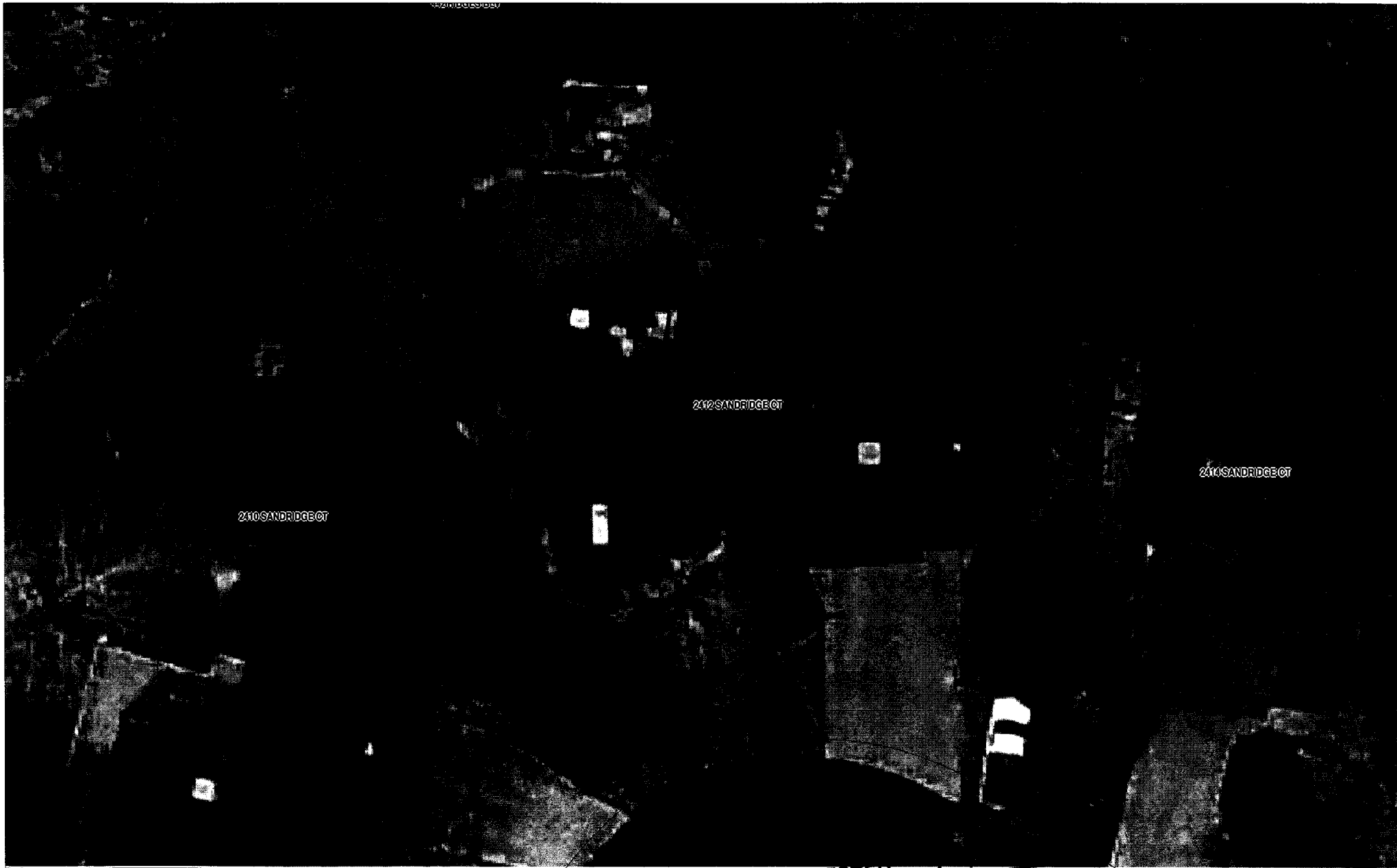
Applicant Signature [Signature] Date 9-19-07

Department Approval [Signature] Date 9-19/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No NO SWR / WTR charges

Utility Accounting [Signature] Date 9/19/07

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)



ACCEPTED
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

