

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

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

BLDG PERMIT NO. p

16429-10511

Building Address 3716 Christensen Ct. No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-012-68-008 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 628 sqft.
 Subdivision Plymougan Ridge North Sq. Ft. of Lot / Parcel 11,578
 Filing _____ Block 1 Lot 8
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) EXT. 5771.91 PRO. 1154.50 TOT. 6326.41
 Height of Proposed Structure 17' FIN. FLOOR. - RIDGE.

OWNER INFORMATION:

Name Tommy Kerrigan
 Address 3716 Christensen Ct.
 City / State / Zip Grand Junction 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition Exercise Room
 Other (please specify): EXERCISE ROOM

APPLICANT INFORMATION:

Name Springer Construction, Inc.
 Address P.O. Box 259
 City / State / Zip Fruita, CO 81521
 Telephone 970-640-5400 Todd

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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 5' from PL Rear 15' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions per bldg envelope
 Voting District _____ Driveway Location Approval gjh
 (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).

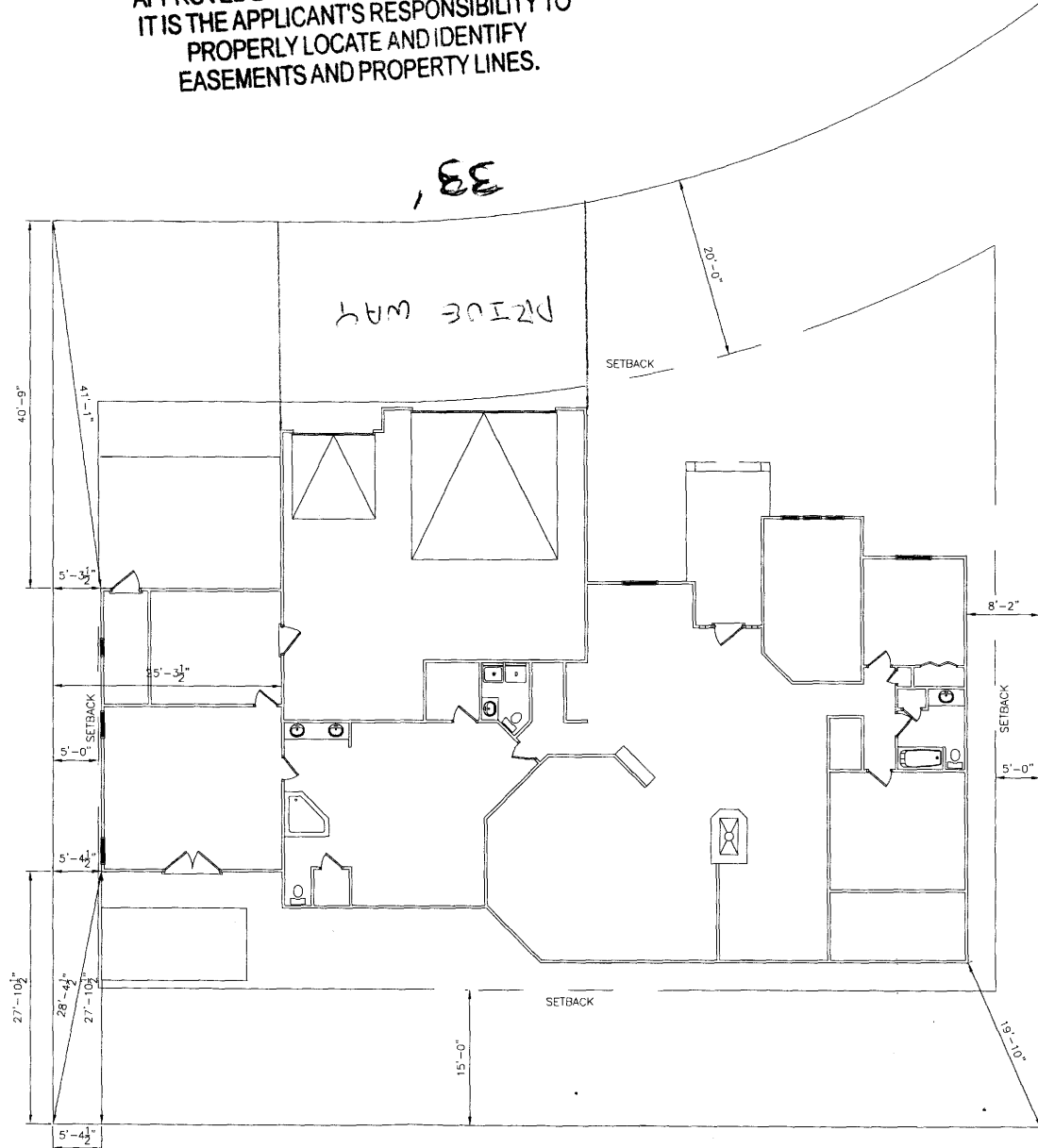
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 1/07-08
 Department Approval [Signature] Date 1/15/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO change</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-15-08</u>		

ACCEPTED *Gayleen Henderson*
 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.

3716 CHRISTENSEN CT.
 GRAND JCT. CO.

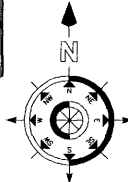


NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION



SITE PLAN INFORMATION	
SUBDIVISION NAME	PTARMIGAN RIDGE NORTH SUBDIVISION
FILING NUMBER	?
LOT NUMBER	8
BLOCK NUMBER	1
STREET ADDRESS	3716 CHRISTENSEN COURT
COUNTY	MESA
GARAGE SQ. FT.	SEE EXISTING
ADDITION SQ. FT.	628 SF
LOT SIZE	11,578 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 15'

SCALE: 1"=20'-0"

SPRINGER CONST.
 TODD SPRINGER
 640-5400