

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

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

BLDG PERMIT NO. 7

EXISTING ACCT.
 16429-10511

Building Address 3716 CHRISTENSEN CT.
 Parcel No. 2945-012-68-008
 Subdivision PTARMIGAN RIDGE NORTH
 Filing _____ Block 1 Lot 8

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 11,578
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 27' 6" *JAR 5/12/08*

OWNER INFORMATION:

Name TAMMY KERRIGAN
 Address 3716 CHRISTENSEN CT.
 City / State / Zip G.I. CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

2ND STORY ADDITION ABOVE EXERCISE - GAME ROOM ADDITION.

***TYPE OF HOME PROPOSED:**

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

APPLICANT INFORMATION:

Name SPRINGER CONST.
 Address P.O. BOX 299
 City / State / Zip FRUITA CO. 81521
 Telephone 970 (640-5400) Todd

NOTES: Addition should have appearance consultant with the neighborhood and principal structure. JAR 5/12/08
Call me Todd to discuss 5/12/08 - JAR

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 underlying zone R-4 Maximum coverage of lot by structures 0
 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) 35ft. Special Conditions per bldg envelope
 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 4-21-08 *Revised JAR 5/12/08*
 Department Approval Gayleen Henderson Date 4-21-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>T. Bensley</u>	Date <u>4/21/08</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.

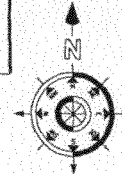
3716 CHRISTENSEN CT.
 GRAND JCT. CO.

- 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 A PROFESSIONAL ENGINEER. 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.

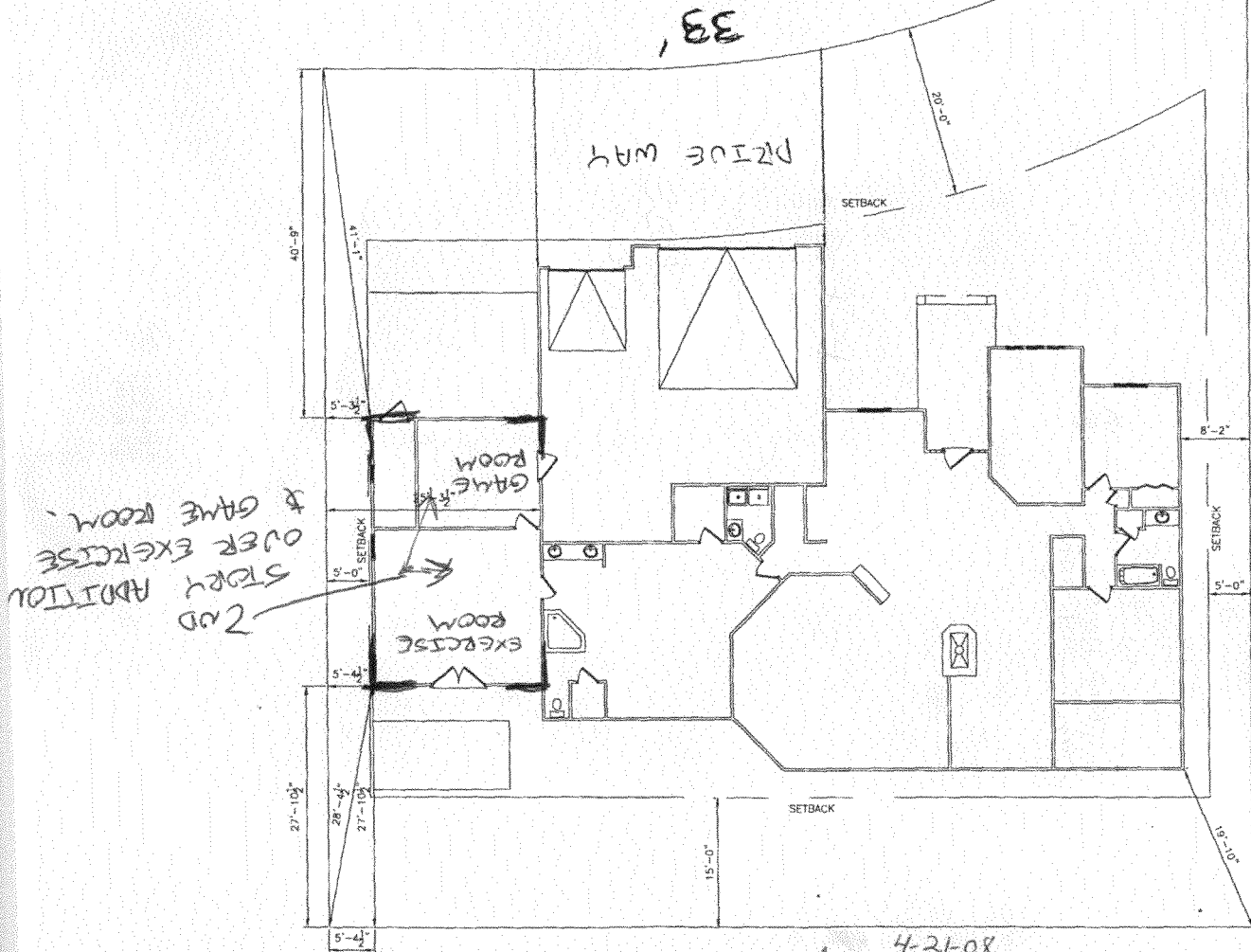
NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION.



SITE PLAN INFORMATION	
SUBDIVISION NAME	PTARMIGAN RIDGE NORTH SUBDIVISION
FILING NUMBER	7
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



4-21-08
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