

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 325 MUSIC LN  
 Parcel No. 2945-023-17-012  
 Subdivision NORTH RIDGE ESTATES  
 Filing 1 Block 2 Lot 12

No. of Existing Bldgs 1 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 2000 Sq. Ft. Proposed 2000  
 Sq. Ft. of Lot / Parcel 2945-023-17-012 <sup>1241 sq. ft.</sup>  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 45%  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name RICHARD & GAYLENE THOMPSON  
 Address 325 MUSIC LN  
 City / State / Zip GRAND JET CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): EXTERNAL ENTRY REMODEL

**APPLICANT INFORMATION:**

Name BRAS DAVENPORT CONSTR. CO.  
 Address 2265 TANLEWON RD  
 City / State / Zip GRAND JET CO 81503  
 Telephone 920-243-5839

**\*TYPE OF HOME PROPOSED:**

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

NOTES: RELOCATING EXISTING ENTRY  
DECK w/ PATIO + STEPS TO STREET

**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>R-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

**PAID**  
 MAY 23 2008  
 RB

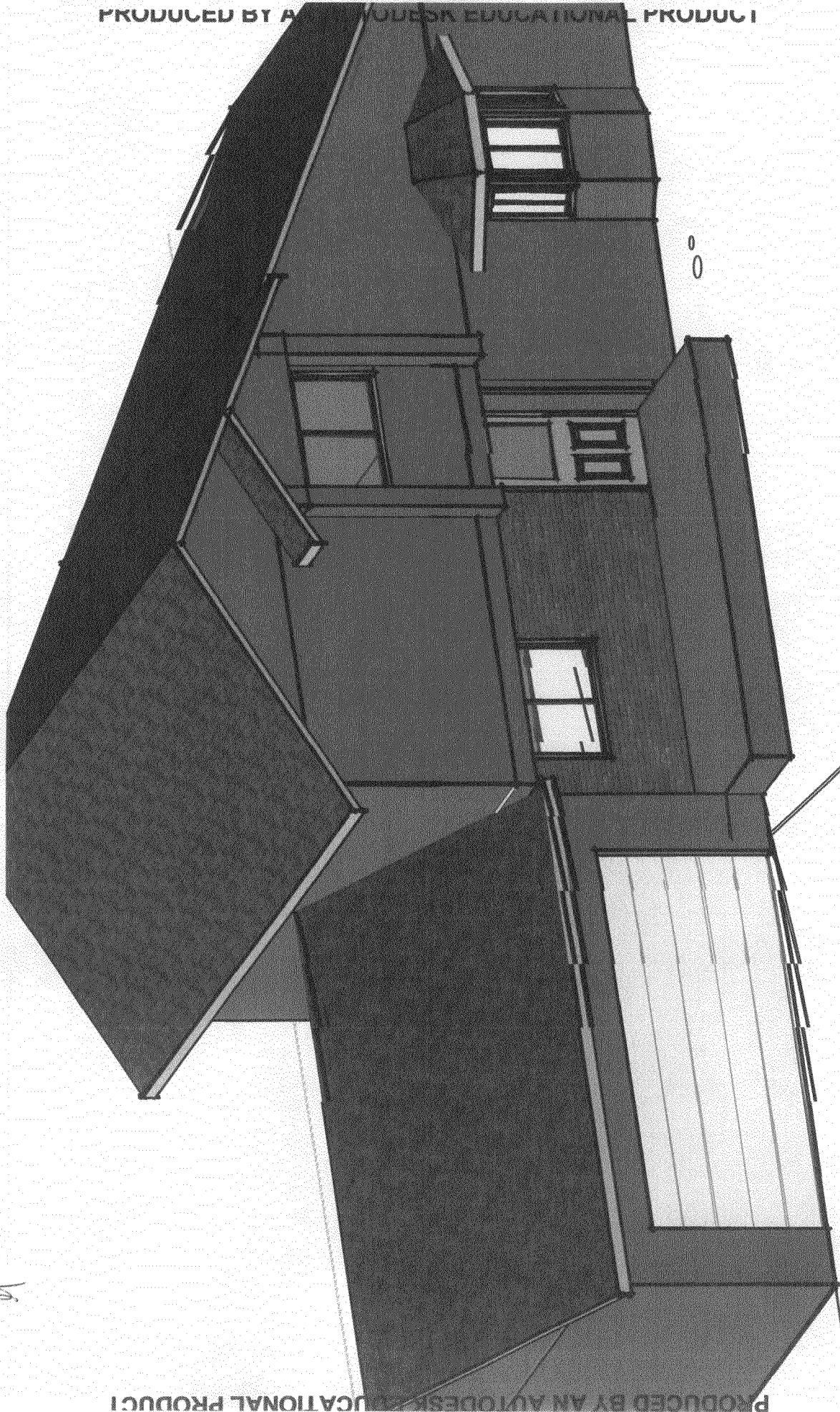
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 5/23/08  
 Department Approval [Signature] Date 5-23-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>5/23/08</u>		

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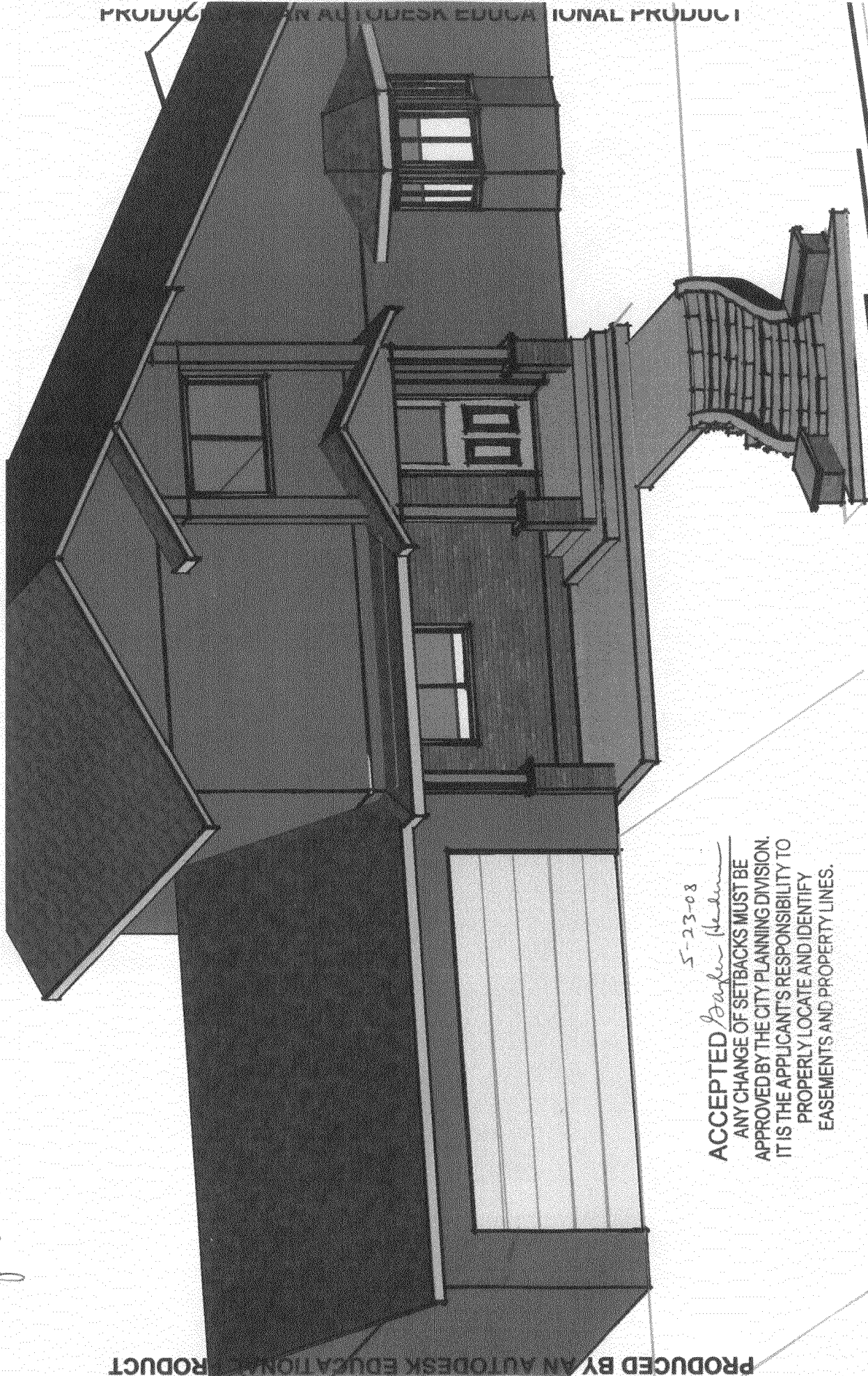
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*Autodesk*

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*Approved*

5-23-08

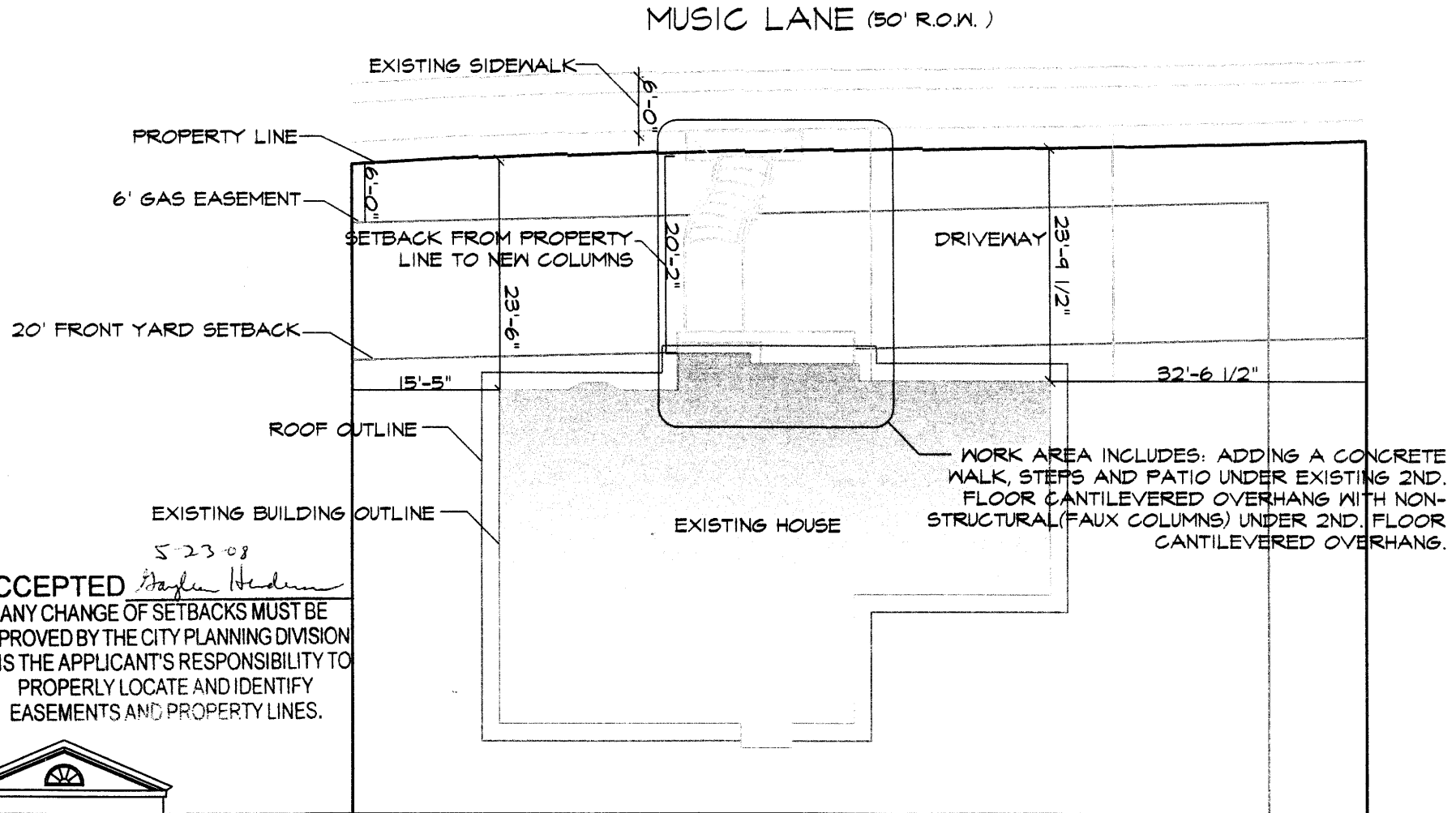
ACCEPTED *Gayle Healy*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.

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RICHARD AND GAYLENE THOMPSON  
325 MUSIC LN, LOT 12, BLOCK 2  
NORTH RIDGE ESTATES, FILING #1  
MESA COUNTY, CO.

**S I** **↑** **SITE PLAN**  
1/16" = 1'-0"



5-23-08  
**ACCEPTED** *Gaylene Hedem*  
 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.

**BIDAYENPORT**  
CONSTRUCTION CO. INC.  
2265 TANGLEWOOD RD. GRAND JUNCTION CO. 81503 (970) 243-5839 THOMPSONS

**THOMPSON ENTRY REMODEL**  
325 MUSIC LN. GRAND JCT. CO.

SHEET NUMBER  
**S I**  
REVISION DATE  
5/23/08

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