

FEE \$ <u>10.00</u>
TCP \$ <u>•</u>
SIF \$

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

BLDG PERMIT NO. M

Building Address 3328 Northridge Dr  
 Parcel No. 2945-023-18-016  
 Subdivision Northridge Estates  
 Filing 3 Block 3 Lot 16

No. of Existing Bldgs 2 No. Proposed Same  
 Sq. Ft. of Existing Bldgs 3387 Sq. Ft. Proposed 250 + 127 + 169 + 119 = 665  
 Sq. Ft. of Lot / Parcel 10538  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5190 + 2243 + 127 + 250 + 200 + 119 = 6249  
 Height of Proposed Structure 8 + 859 + 222 + 57 + 169 = 1315

**OWNER INFORMATION:**

Name Richard Corsi  
 Address 3328 Northridge Dr.  
 City / State / Zip Grand Junction CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address Same  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-245-2919

**\*TYPE OF HOME PROPOSED:**

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

NOTES: Addition to GARAGE, add hot tub  
patio, Add patio & front porch & add 11  
sidewalk & driveway

**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 PLANNING STAFF**

ZONE R4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Maximum Height of Structure(s) 35 Parking Requirement \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_ Special Conditions ACCD  
 (Engineer's Initials)

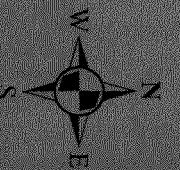
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 Richard Corsi Date 9/24/2008  
 Planning Approval Cindi McKee Date 9/24/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>arr</u>	Date <u>9/24/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED  
RANGE OF STAFF'S MUST BE  
IN THE DIVISION'S OFFICE  
FACILITY SPONSORING

House & Garage (3187sq. ft.)

Patio Addition (169 sq. ft.)

Hot Tub Pad Addition (119 sq. ft.)

Porch Addition (127 sq. ft.)

Driveway/Sidewalk (859 sq. ft.)

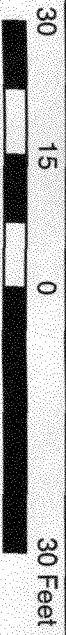
Sidewalk Addition (222 sq. ft.)

Garage Addition (250 sq. ft.)

Driveway Addition (57 sq. ft.)

7 Foot Setback

Shed (200 sq. ft.)



3328 Northridge Drive