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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 3350 Star Ct.
 Parcel No. 2945-073-09013
 Subdivision Northridge
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2200 Sq. Ft. Proposed 3000
 Sq. Ft. of Lot / Parcel .281 acres 12,240
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) same
 Height of Proposed Structure Existing

OWNER INFORMATION:

Name L & N LLC
 Address _____
 City / State / Zip Denver, Colo.

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name L & N LLC
 Address _____
 City / State / Zip Denver, Colo.
 Telephone 970-759-2979

***TYPE OF HOME PROPOSED:**

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

NOTES: Enclose approx 21x11 of covered rear patio

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 <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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>1</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input type="checkbox"/>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2 PAID</u>		
Voting District _____	Driveway Location Approval _____	Special Conditions _____	SEP 29 2008
		(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 [Signature] Date 9-29-08
 Planning Approval [Signature] Date 9/29/08

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>9/29/08</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)

9/24/08

ACCEPTED *Wendy Spurr*
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.

