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PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)

LDG PERMIT NO. _____

Community Development Department

102020-10133

Building Address 3360 Star Ct.
 Parcel No. 2945-02319-012
 Subdivision Northridge Estates
 Filing _____ Block 4 Lot 12

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Douglas K. Stewart
 Address 3360 Star Ct.
 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 Douglas K. Stewart
 Address 3360 Star Ct.
 City / State / Zip Grand Junction CO 81506
 Telephone 970 242 3004

***TYPE OF HOME PROPOSED:**

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

NOTES: remodel garage into family rm.
room

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 _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>Interior only</u>
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 2-5-07
 Department Approval Paul [Signature] Date 2-5-08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>no charge in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>2/5/08</u>	