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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

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

#10658-0

Building Address 326 NORTH RIDGE No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_

Parcel No. 2945-023-22-005 Sq. Ft. of Existing Bldgs 2544 Sq. Ft. Proposed 204  
2400 TOTAL = 2748

Subdivision NORTH RIDGE ESTATES Sq. Ft. of Lot / Parcel 11,075  
DRIVEWAYS 700 + 629 = 1329

Filing 3 Block 5 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3000 4077

Height of Proposed Structure 13'

**OWNER INFORMATION:**

Name Ken - Lois Lampert

Address 326 Northridge

City / State / Zip G. Jct. Co

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)

Interior Remodel  Addition

Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Young's Gen. Contr. Inc.

Address 2936 B rd

City / State / Zip G. Jct. Co 81503

Telephone 970-242-9589

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): \_\_\_\_\_

NOTES: BED ROOM ADDITION 12'x17'  
ACCO APPROVAL REQUIRED

**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 X

Maximum Height of Structure(s) 35 Parking Requirement 2

Voting District B Driveway Location Approval \_\_\_\_\_ Special Conditions ACCO APPROVAL REQUIRED  
(Engineer's Initials)

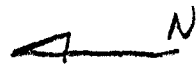
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building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

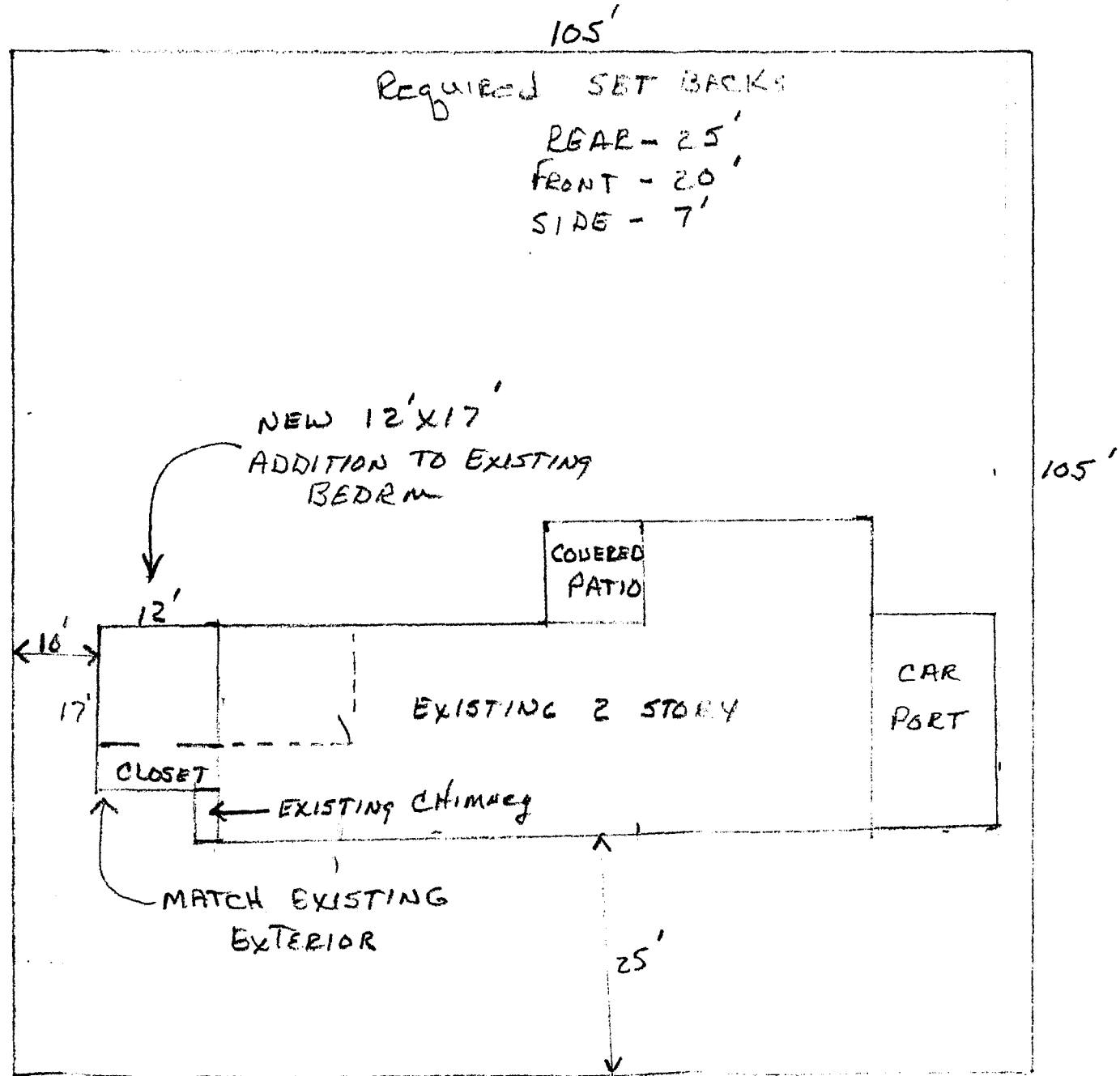
Applicant Signature [Signature] Date 8-3-09

Planning Approval [Signature] Date 8/3/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Remodel</u>
Utility Accounting <u>[Signature]</u>	Date <u>8-3-09</u>		



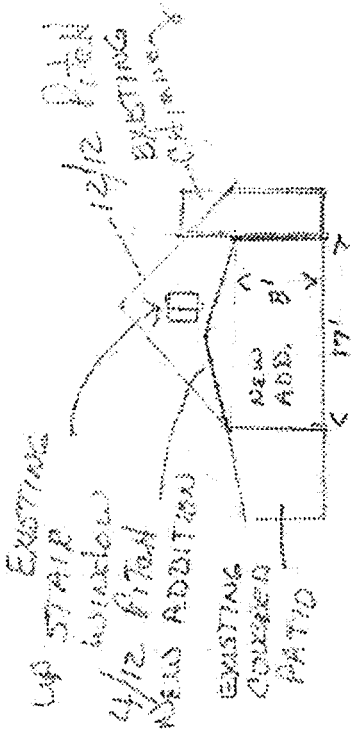
ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



326 NORTH RIDGE  
 DIST DIST

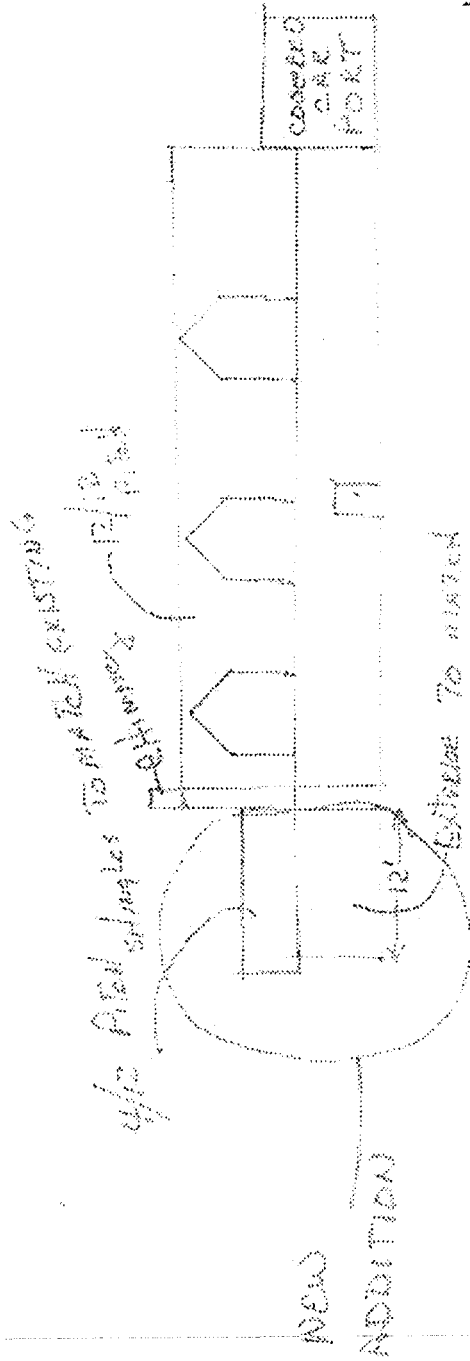
326 ADEW/ENGE

NEW  
ADDITION  
UP STAIR



NORTH END VIEW

shingles,  
siding &  
paint to  
match ext  
existing structure.



FRONT VIEW

Approved:  
7/29/09  
[Signature]

Bubek Young  
260-2983

Architectural Approval Form

Lois  
326 Northridge  
243-9815

Name Ken + Lois LAMPERT

Address 326 NORTH RIDGE DR.

Phone 243-9815- E-mail loken326@copper.net

Expected work to be done:

Exterior Painting

Other Exterior Work   
(siding, windows, doors, roofing, etc.)

Landscaping   
(fencing, retaining walls, etc.)

Additions

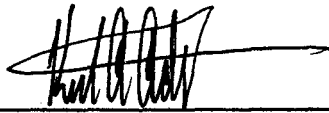
Sheds

Other

Description of work to be done: 12'x17' bedroom  
addition, first floor, West side  
of house.

Timeline for expected work: approx 5 wks,  
beginning middle August

Please submit any samples of paint colors, brochures of materials, shingle samples, architectural drawings, working drawings, etc. to Northridge HOA Board.

Approved   
Date 7-30-09

HOA Board Member

Approved Bruce Phillips → see signature on attached drawing.  
Date 7-29-09

HOA Board Member

Comments: \_\_\_\_\_