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

BLDG PERMIT NO. _____

Building Address 406 RIDGES BLVD 2C
 Parcel No. 2945-163-26-017 ^{UNIT # 6}
 Subdivision LA Roche
 Filing 3 Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 2
 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 LOLITA EMERSON
 Address 406 RIDGES BLVD 2C UNIT#6
 City / State / Zip GR JCT. CO 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): RENOVATED DECK

APPLICANT INFORMATION:

Name LLOYD WARFORD
 Address 2995 BURDS DR.
 City / State / Zip GR JCT CO 81503
 Telephone 243-6096

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: no water/sewer
RIGGS ACCO APPROVED
J. M. [Signature]

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side _____ from PL Rear _____ from PL Floodplain Certificate Required: YES _____ NO _____

Maximum Height of Structure(s) _____ Parking Requirement _____

Voting District _____ Driveway Location Approval _____ Special Conditions per approved site plan
 (Engineer's Initials) **RB**

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 3-10-09
 Planning Approval [Signature] Date 3-10-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no water/sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/10/09</u>		

City of Grand Junction GIS Zoning Map ©



406 RIDGES

Accepted by City 3/10/07 N

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

SCALE 1 : 254

