

FEE \$	10
TCP \$	
SIF \$	

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

BLDG PERMIT NO. _____

Building Address 1820 Bell Ridge Ct No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-012-16 010 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Bell Ridge P.ling 1 Sq. Ft. of Lot / Parcel 0246 10,716 #
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1,678 + (480 New) = 2,158
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Car Du Bar
 Address 1820 Bell Ridge Ct
 City / State / Zip Grand Junction

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 28' high 20x24 2 story Sunroom

APPLICANT INFORMATION:

Name Chet Nash
 Address 611 1/2 33rd
 City / State / Zip Clifton CO 81502
 Telephone 970 623-5008

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

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 R-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 00/25 from property line (PL) **PAID** Permanent Foundation Required: YES _____ NO _____
 Side 5/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35% Parking Requirement _____
 Voting District 7 Driveway Location Approval _____ (Engineer's Initials) _____ Special Conditions _____

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.

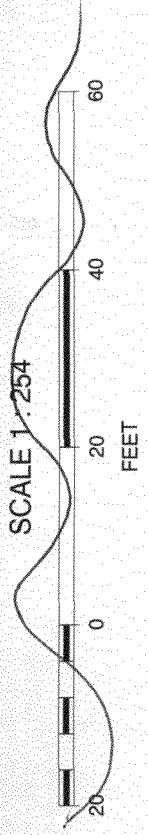
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Chet Nash Date 01/08/10
 Planning Approval Lynne Regules Date 01/20/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting L Bensley Date 1/28/10

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)

City of Grand Junction GIS Zoning Map ©



ACCEPTED *[Signature]*
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.

Floor Plan

Down Stairs

Up Stairs

