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

BLDG PERMIT NO. 11218-0

Building Address 733 Corral Ct  
 Parcel No. 2701-344-11-004  
 Subdivision Wilson Ranch  
 Filing 2 Block 1 Lot 4

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1870 Sq. Ft. Proposed 180  
 Sq. Ft. of Lot / Parcel 191 8,319.96<sup>#</sup>  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2574  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Scott Ficklin  
 Address 733 Corral Ct.  
 City / State / Zip Grand Junction, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition 12 x 15
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Scott Ficklin  
 Address 733 Corral Ct.  
 City / State / Zip G.J., CO 81505  
 Telephone 970-210-5530

**\*TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_
- Manufactured Home (UBC)

NOTES: \_\_\_\_\_

**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>PD</u>	Maximum coverage of lot by structures _____	<i>(This section is crossed out with a large diagonal line)</i>	
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>10</u> from PL Rear <u>20</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) _____	Parking Requirement _____		
Voting District _____	Special Conditions _____		
Driveway Location Approval _____	(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 Scott Ficklin Date 4/26/2010  
 Planning Approval [Signature] Date 4/26/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer / water</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/26/10</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)

PLOT PLAN

SCOTT FICKLIN  
733 CORRAL CT.  
GRAND JUNCTION, CO  
81505

ACCEPTED *Pat Decker 4/26/10*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE COUNTY ENGINEERING DIVISION.  
IT IS THE RESPONSIBILITY OF THE APPLICANT TO  
VERIFY THE LOCATION OF ALL UTILITIES TO  
BE SHOWN ON THIS PLOT PLAN.

