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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

Building Address 727 Woodridge CT
 Parcel No. 2701-344-32-018
 Subdivision Woodridge
 Filing - Block - Lot 18

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 2150 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 4922.18
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2650
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Sandi Parker/Richard Plener
 Address 727 Woodridge CT
 City / State / Grand Junction, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Enclose 8'x20' covered patio

APPLICANT INFORMATION:

Name RED HART CONST (Dan)
 Address 872 Covey Rd.
 City / State / Grand Jct, CO 81505
 Telephone 970-234-0822

***TYPE OF HOME PROPOSED:**

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

NOTES: Enclose 8'x20' covered patio

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 (R-8)</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>S</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement _____
Voting District _____ 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 [Signature] Date Aug 8 2010
 Planning Approval [Signature] Date 8/9/10

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>NO Bathroom/no water/no sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>8-9-10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

