

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

14785-9334

BLDG ADDRESS 1610 Ridge Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 432

TAX SCHEDULE NO. 2945-012-26-007 SQ. FT. OF EXISTING BLDGS 850

SUBDIVISION SPomer Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1282

FILING _____ BLK _____ LOT 1 NO. OF DWELLING UNITS:

(1) OWNER Saul Canela Before: 1 After: 1 this Construction

(1) ADDRESS 1610 Ridge Dr NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 270-4263 Before: 1 After: 1 this Construction

(2) APPLICANT Rocky Mtn Const USE OF EXISTING BUILDINGS House

(2) ADDRESS 963 E Laura ave DESCRIPTION OF WORK & INTENDED USE add Bedroom

(2) TELEPHONE 958-0152 - 270-7246 TYPE OF HOME PROPOSED:

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify) Addition

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 5/23/03

Department Approval [Signature] Date 5/23/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>[Signature]</u>		Date <u>5/23/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

