

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 59786

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

5001-2965-039 **Community Development Department**

BLDG ADDRESS 388 High Ridge Dr TAX SCHEDULE NO. 2945-212-17-002
 SUBDIVISION The Ridges/Ridge Part 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 500±
 FILING 1 BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) 3000±
 (1) OWNER Dean Leas NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 388 High Ridge Dr NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-241-~~1385~~2849
 (2) APPLICANT Dawn Walker USE OF EXISTING BLDGS Residence
 (2) ADDRESS 388 High Ridge Dr DESCRIPTION OF WORK AND INTENDED USE: 2 level deck above ground uncovered
 (2) TELEPHONE 970-241-2849

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 PR 4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 20' from PL
 Maximum Height _____
 CENSUS 1401 TRAFFIC 96 ANNEX# _____

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

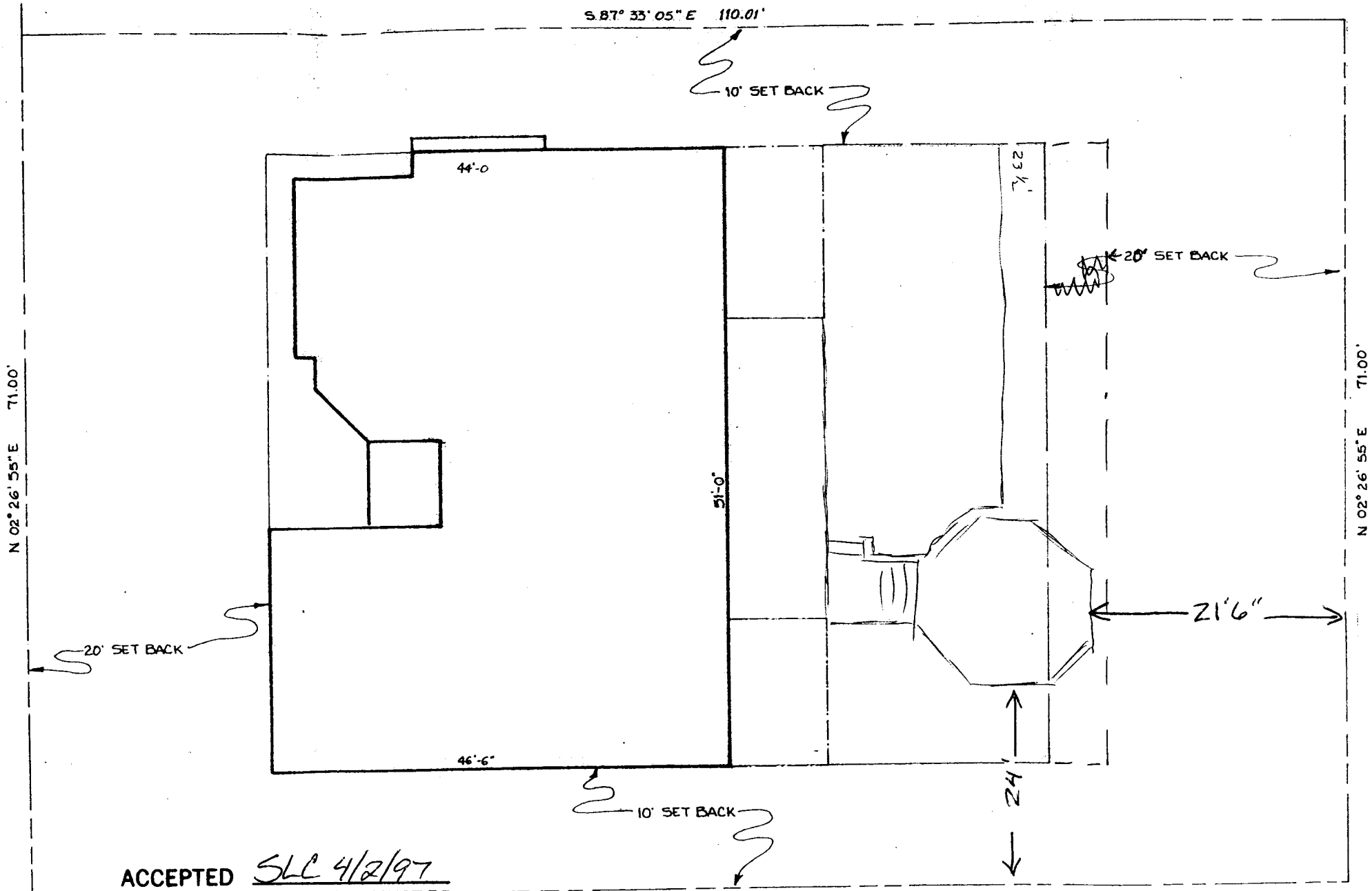
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Dawn Walker Date 4-2-97
 Department Approval Santa Castella Date 4-2-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. N/A
 Utility Accounting Dottie Hobbs Date 4-2-97 *no sign use*

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *SLC 4/2/97*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

RIDGE POINT I - LOT 2