

FEE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 63217

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

#9 2386 Ridge Circle Dr.

BLDG ADDRESS Grand Junction, CO 81503 TAX SCHEDULE NO. 2945-174-21-(004-034)

SUBDIVISION The Bridges, Entrada IV SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800 living 435 garage

FILING 2 BLK 9 LOT 9 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER Don Fleisler NO. OF DWELLING UNITS BEFORE: -0- AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 200 East Main Aspen, CO 81611

(1) TELEPHONE (970) 925-2122 NO. OF BLDGS ON PARCEL BEFORE: -0- AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Lee Garrett USE OF EXISTING BLDGS Residence 0

(2) ADDRESS 375 Hillview Dr. Grand Junction, CO 81503 DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE (970) 243-0572 New Residential Construction Townhome adjoining #10

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 Maximum coverage of lot by structures entire lot

SETBACKS: Front must be within platted lot as shown from property line (PL) in plan Parking Req't 2 or from center of ROW, whichever is greater

Side from PL Rear from PL Special Conditions building footprint must be within platted lot

Maximum Height 25' CENSUS 1401 TRAFFIC 96 ANN#

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 [Signature] Date 9-11-97

Department Approval [Signature] Date 10/21/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10637

Utility Accounting [Signature] Date 10-21-97

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)