

FEE \$ 10.00
TCP \$ 500.00

BLDG PERMIT NO. 60277

SIF 292.00

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

3030-1060-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3615 RIDGE DR. TAX SCHEDULE NO. # 2945-011-00-035

SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2700

FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER MONUMENT HOMES NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 759 HORIZON NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-4890 USE OF EXISTING BLDGS. SINGLE FAMILY

(2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS _____

(2) TELEPHONE _____

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or 45' from center of ROW, whichever is greater

Side 7' from PL Rear 30' from PL Special Conditions _____

Maximum Height _____ CENS.T. 6 T.ZONE 21 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 5-7-97

Department Approval [Signature] Date 5-7-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 10153

Utility Accounting [Signature] Date 5-7-97

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)

LOT LINE

38'-0"

ACCEPTED MC 5-7-97
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.

22'-0"

12'-0"

LOT LINE

3615 RIDGE DR

DRIVEWAY

30'-0"

Driveway location approved

KL Clabwick
5/16/97