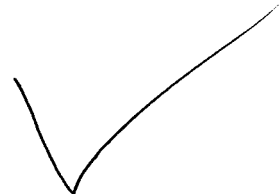


FEE \$ 10<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 59066

SIF 292<sup>00</sup>

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 3655 Ridge Dr TAX SCHEDULE NO. 2945-01-00-035  
SUBDIVISION THE Knolls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4730  
FILING 1 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
(1) OWNER MONUMENT HOMES NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 759 Horizon  
(1) TELEPHONE 2434890 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS SINGLE FAMILY  
(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(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 35%  
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 32' CENS.T. 10 T.ZONE 21 ANN# 27

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).

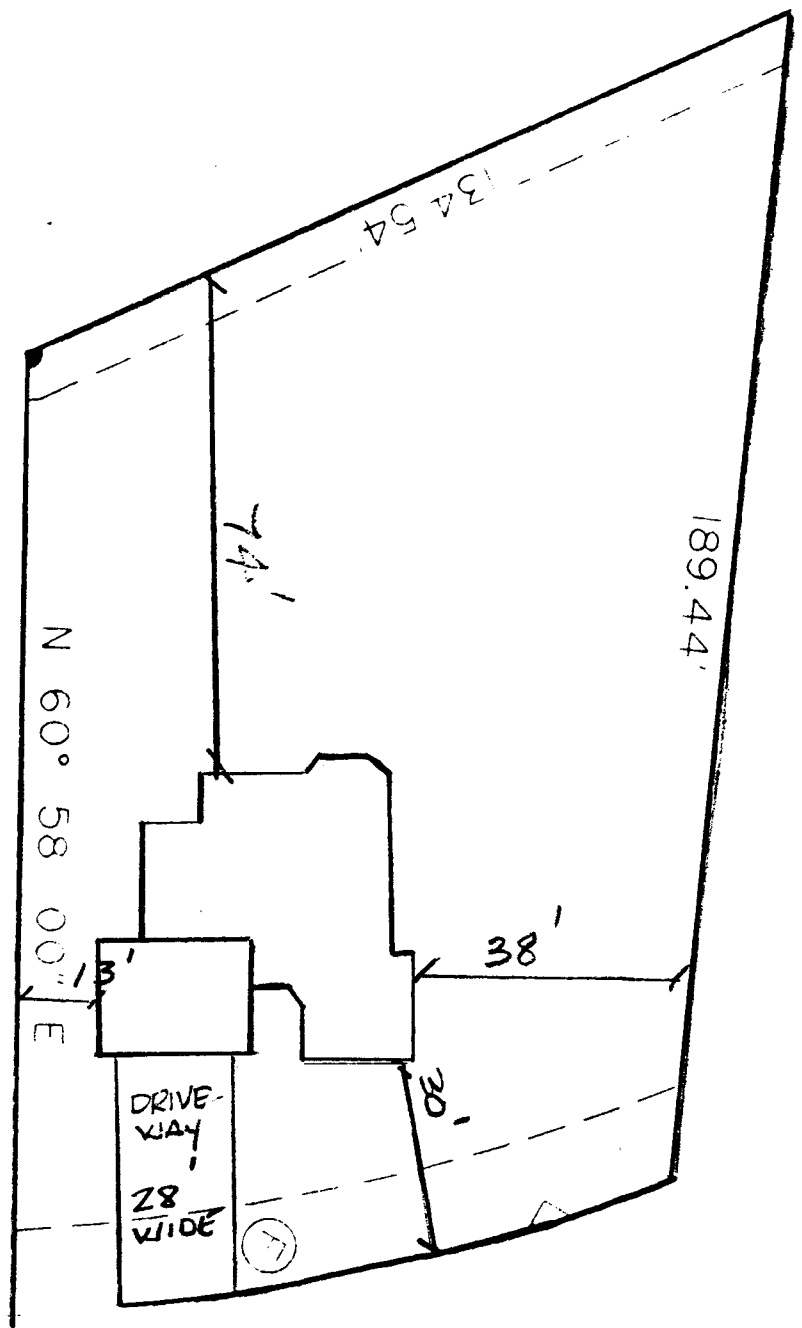
Applicant Signature [Signature] Date 2/11/97  
Department Approval [Signature] Date 2/11/97

Additional water and/or sewer tap fee(s) are required/ YES ✓ NO \_\_\_\_\_ W/O No. 9880  
Utility Accounting [Signature] Date 2-11-97

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)

ACCEPTED SEC 2/11/97  
ANY CHANGES TO SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



3655 RIDGE DR  
Lot #4  
The Knolly

DRIVEWAY  
LOCATION OK  
Jo. [Signature]  
2-10-97