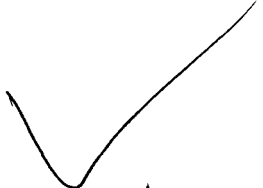


FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 59070

#292⁰⁰ SIF

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3658 RIDGE DR TAX SCHEDULE NO. #2945-011-00-035
SUBDIVISION THE KNOLK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4300
FILING L BLK 1 LOT 9 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 2434890 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 3570
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# _____

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 Kenneth Date 2/11/97

Department Approval Santa Costello Date 2/11/97

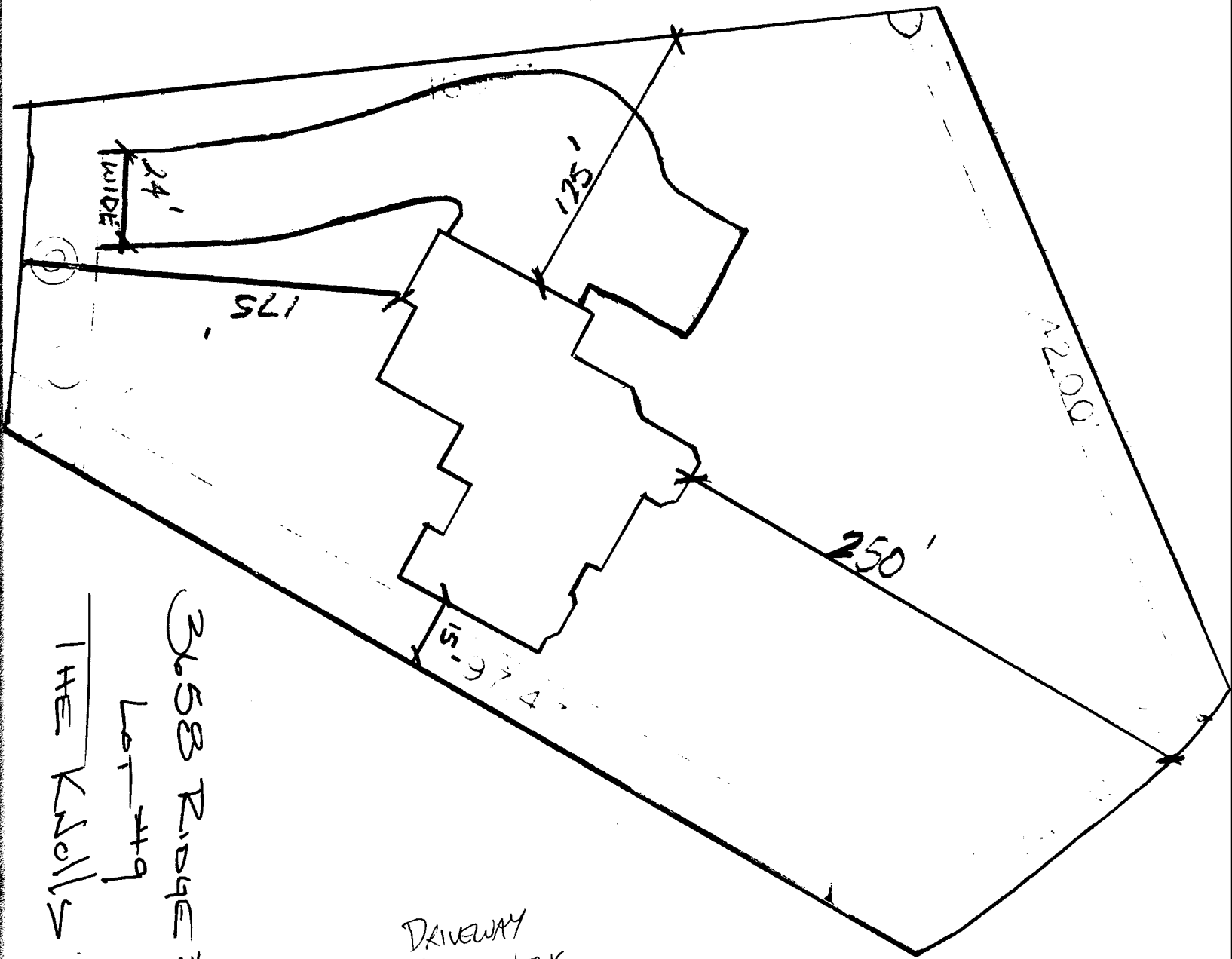
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9879

Utility Accounting Chris 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 SLC 2/11/97
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.



3658 RIDGE DR
Lot 49
THE KNOLLS

DRIVEWAY
LOCATION O.K.
Joe Keller
2-10-97