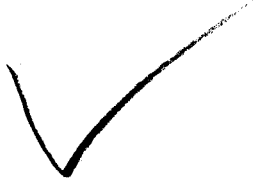


| | |
|--------|------------------|
| FEE \$ | 10 ⁻ |
| TCP \$ | 500 ⁻ |

BLDG PERMIT NO. 61210

SIF - 292⁻
 \$ 802⁰⁰

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3675 RIDGE DR TAX SCHEDULE NO. 2945-011-00-035
 SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2261
 FILING 1 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER BOB KNAPPLE NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2421 APPLEWOOD
 (1) TELEPHONE 241-2373 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT MONUMENT HOMES USE OF EXISTING BLDGS SINGLE FAMILY
 (2) ADDRESS 759 HORIZON DR DESCRIPTION OF WORK AND INTENDED USE: S/F
 (2) TELEPHONE 2434890 NEW CONSTRUCTION

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 _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 7' from PL Rear 30' from PL _____
 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).

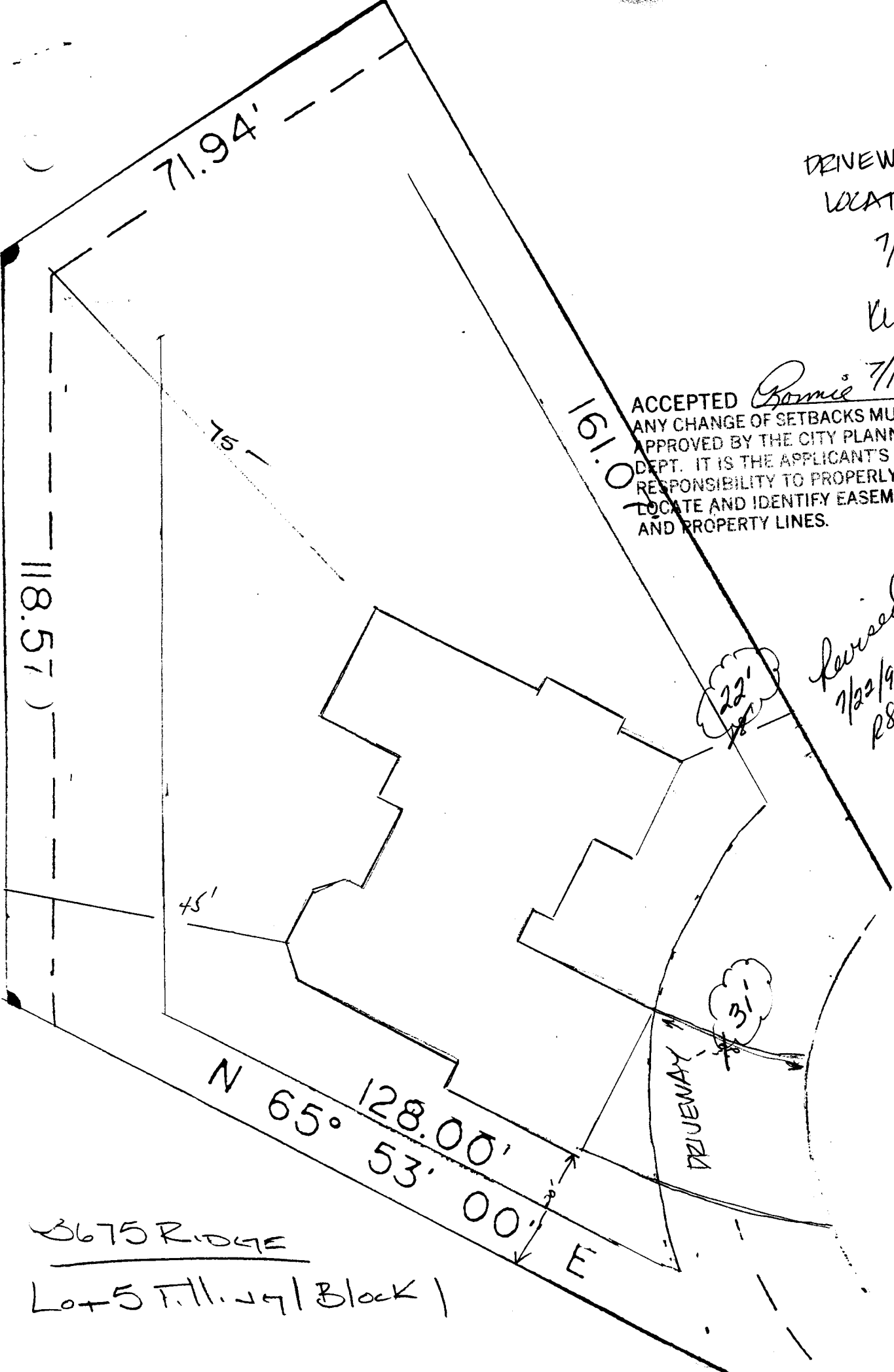
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature _____ Date 7/18/97
 Department Approval Ronnie Edwards Date 7/18/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10382
 Utility Accounting Richardson Date 7-18-97

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)



DRIVEWAY
 LOCATION O.K.
 7/16/97
 K. Ashbeck

ACCEPTED *Ronnie* 7/18/97
 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.

Revised
 7/22/97
 RSK

3675 RIDGE
 Lot 5 T. 11. 29 / Block 1