

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

BLDG PERMIT NO. 61889

### PLANNING CLEARANCE

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

011-86-008

BLDG ADDRESS 3682 RIDGE TAX SCHEDULE NO. 2945-012-87-008?  
SUBDIVISION KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2500  
FILING 1 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) —  
(1) OWNER PROPERTY OF DEVELOPER NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS —  
(1) TELEPHONE — 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 DESCRIPTION OF WORK AND INTENDED USE: RESIDENCE  
(2) TELEPHONE 2434890

**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 2L 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 9/8  
Department Approval [Signature] Date 9/8/97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 10527  
Utility Accounting [Signature] Date 9-8-97

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 SIC 9/18/97  
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.

Lot 8 Films One  
Knowl's Subdivision  
36812 - Ridge Drive

DRIVEWAY LOCATION  
O.K. W. W. [Signature] 9/5/97

