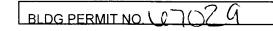
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 3517 RIGGE DRIVE	TAX SCHEDULE NO. 2945-011, 80-001	
SUBDIVISION THE KNOWS	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 三025日	
FILING BLK LOT	SQ. FT. OF EXISTING BLDG(S)	
OWNER CATHY FREDERICKS	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION	
(1) ADDRESS 2965 N AUE (1) TELEPHONE 970-242-4982	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION	
(2) APPLICANT LEX HOMES INC.	USE OF EXISTING BLDGS O _	
(2) ADDRESS 2755 N HOME Ave.	DESCRIPTION OF WORK AND INTENDED USE: NEW STO	
(2) TELEPHONE 970-248-4612		
	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.	
THIS SECTION TO BE COMPLETED BY C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🖘	
ZONE ASF-4	Maximum coverage of lot by structures 3576	
SETBACKS: Front		
Side $\frac{7'}{}$ from PL Rear $\frac{30'}{}$ from F	Special ConditionsPL	
Maximum Height 32′		
	CENSUS TRAFFIC ANNX#	
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).		
	d the information is correct; I agree to comply with any and all codes, to the project. I understand that failure to comply shall result in legal to non-use of the building(s).	
Applicant Signature Will Sur Mes	Date 9-13-98	
Department Approval Stute of Constitution of the Department Approval	11-11-11 Date 9-24-98	
Additional water and/or sewer tap fee(s) are required: Y	ES NO W/O No. 116/2	
Utility Accounting		
VALID FOR SIX MONTHS ROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)		
(White: Planning) (Yellow: Customer) (Pire	nk: Building Department) (Goldenrod: Utility Accounting)	

