

FEE \$	10. —
TCP \$	500. —
SIF \$	292. —



BLDG PERMIT NO. 07029

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 3517 RIDGE DRIVE TAX SCHEDULE NO. 2945-011.86-001
 SUBDIVISION THE KNOBBS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3025 sq ft
 FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) - 0 -
 (1) OWNER CATHY FREDERICKS NO. OF DWELLING UNITS
 BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2965 N AVE
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-242-4992
 USE OF EXISTING BLDGS - 0 -
 (2) APPLICANT LEE HOMES INC.
 (2) ADDRESS 2755 N HERRING AVE. DESCRIPTION OF WORK AND INTENDED USE: NEW SFR
 (2) TELEPHONE 970-248-4612

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R5F-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req't 2
 or 45' from center of ROW, whichever is greater
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32'
 CENSUS 10 TRAFFIC 21 ANNEX# _____

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 9-23-98
 Department Approval [Signature] Date 9-24-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11612

Utility Accounting [Signature] Date 9/24/98

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)

