

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 70419

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

EX

BLDG ADDRESS 720 24 3/4 ROAD TAX SCHEDULE NO. 2701-334-24-001

SUBDIVISION Pleasant Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION

FILING BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 2,691

(1) OWNER Grand Ridge Prop. NO. OF DWELLING UNITS
 BEFORE: AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3032 I-70 Bus. Loop

(1) TELEPHONE (970) 434-4616 NO. OF BLDGS ON PARCEL
 BEFORE: AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Grand Ridge Prop. USE OF EXISTING BLDGS Single Fam. Resid.

(2) ADDRESS 3032 I-70 Bus. Loop DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE (970) 434-4616 Single Fam. Residence

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 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'

CENSUS 9 TRAFFIC 4 ANNEX#

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 6-4-99

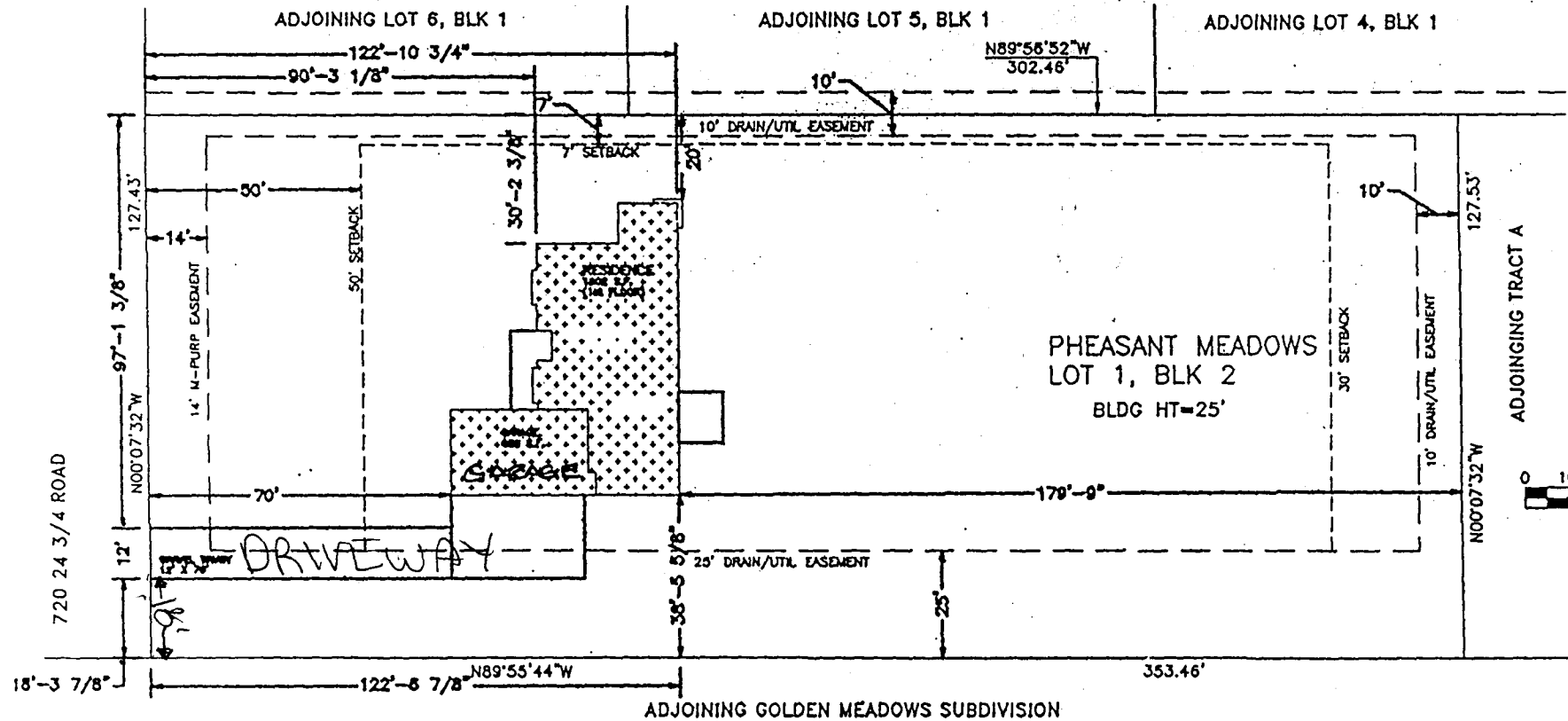
Department Approval [Signature] Date 6-10-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12313

Utility Accounting [Signature] Date 6-15-99

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)



4/16/99
DRIVE O.K.
The office

ACCEPTED *SLC 6/10/99*
 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.

[Handwritten signature]