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BLDG PERMIT NO.	69125
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

(Handwritten initials)

BLDG ADDRESS	<u>2377 Ridge Circle Drive</u>	TAX SCHEDULE NO.	<u>2945-201-04-008</u>
SUBDIVISION	<u>Ridges</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>446 sq'</u>
FILING/BLK	<u>11</u> LOT <u>8B</u>	SQ. FT. OF EXISTING BLDG(S)	<u>2216 sq'</u>
(1) OWNER	<u>Warren Harnew</u>	NO. OF DWELLING UNITS	
(1) ADDRESS	<u>2377 Ridges Circle Drive</u>	BEFORE: <u>1</u> AFTER: <u>1</u>	THIS CONSTRUCTION
(1) TELEPHONE	<u>241-7080</u>	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	<u>Hilgenfeld Construction</u>	BEFORE: <u>1</u> AFTER: <u>1</u>	THIS CONSTRUCTION
(2) ADDRESS	<u>P. O. Box 1131 GJ CO 81502</u>	USE OF EXISTING BLDGS	<u>residence</u>
(2) TELEPHONE	<u>243-4048</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>Add media room directly above existing garage</u>

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	<u>PR-2</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	_____
or	_____ from center of ROW, whichever is greater	Special Conditions	_____
Side	_____ from PL		
Maximum Height	20' <u>25'</u>	CENSUS	<u>1401</u> TRAFFIC <u>910</u> ANN# _____

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	<u>[Signature]</u>	Date	<u>3-12-99</u>
Department Approval	<u>[Signature]</u>	Date	<u>3-12-99</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No: no charges

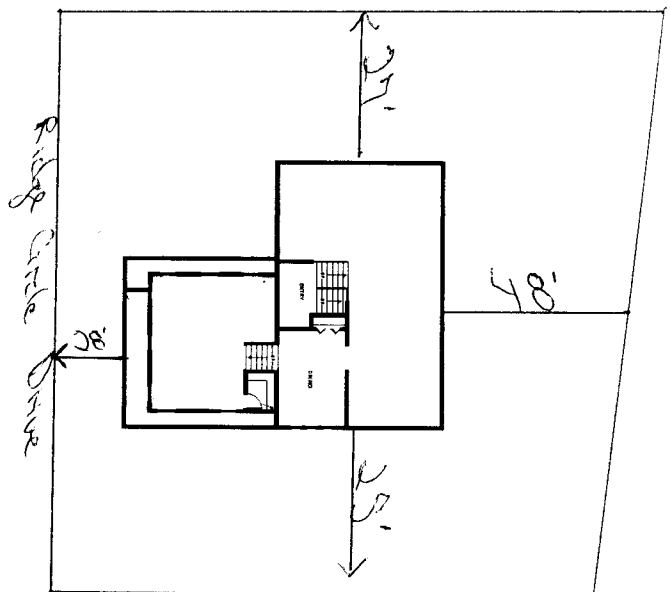
Utility Accounting	<u>[Signature]</u>	Date	<u>3-12-99</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

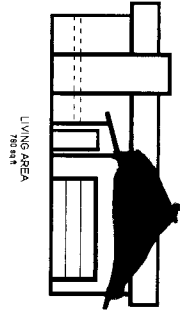
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Rippling
 Street to
 existing
 over
 Rippling
 easement
 under
 14th St
 to
 15th St
 easement

ACCEPTED XV 3-12-09
 AND PROPERTY LINES.



Not to scale



20' 1/2"
 1/2"

25th Ridge Circle Drive
 Darren Harman