

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. ~~_____~~

none req'd 1200#

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

012
(E)

BLDG ADDRESS 3616 Ridge Ct TAX SCHEDULE NO. 2945-~~01~~-48-007

SUBDIVISION Pinnacle Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120[#]

FILING #/BLK 4 LOT 7 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Jim Hecht NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3616 Ridge Ct NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 245-0533 USE OF EXISTING BLDGS Home

(2) APPLICANT Jim Hecht DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 3616 Ridge Ct. _____

(2) TELEPHONE 245-0533 10'x17' shed

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-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater

Side 3' *In rear* to ave from PL Rear 10' from PL Special Conditions _____

Maximum Height 32' CENSUS 10 TRAFFIC 21 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 Jim Hecht Date April 27, 1999

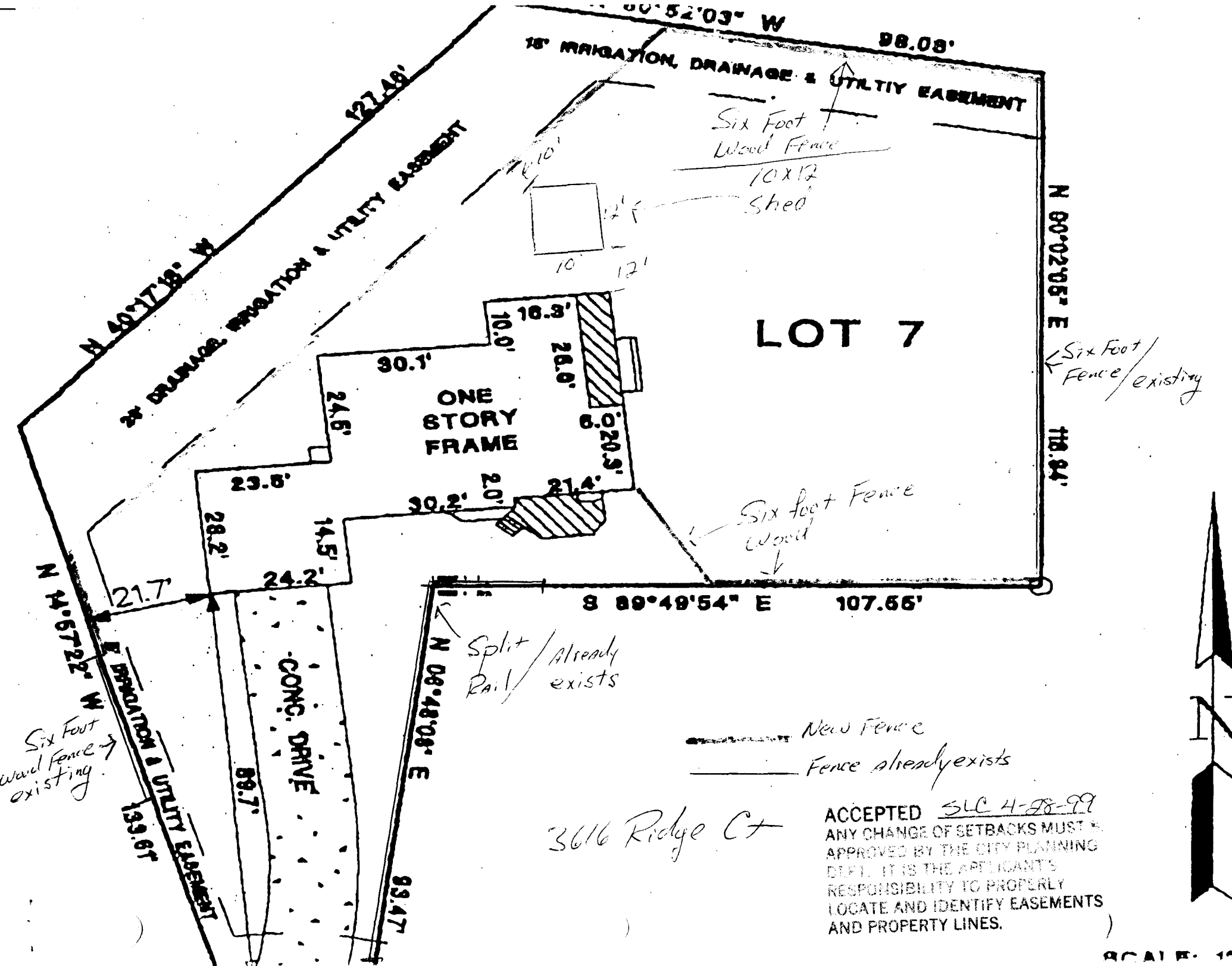
Department Approval Antonia Costello Date 4-28-99

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

Utility Accounting Dobi Overholt Date 4-28-99

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)



SCALE: 1" = 10'