

FEE \$	10-
TCP \$	181-
SIF \$	292-

473



BLDG PERMIT NO. 71051

(Handwritten initials)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

Call when ready

BLDG ADDRESS 2810 RIDGE DR. TAX SCHEDULE NO. 2943-062-29-016
 SUBDIVISION GRANDVIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800
 FILING ⁽³⁾ BLK 4 LOT 16 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER DKH & BRH, INC. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3755 HORIZON GLEN CT. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-9564 USE OF EXISTING BLDGS N/A
 (2) APPLICANT DAVID HOFFMAN 81506 DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 3755 HORIZON GLEN CT. NEW SINGLE FAMILY RESIDENCE
 (2) TELEPHONE 250-9558-

244-0465

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 _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 25' from PL
 Maximum Height _____ CENSUS 10 TRAFFIC 22 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 David Hoffman Date 7.1.99

Department Approval Ronnie Edwards Date 7-2-99

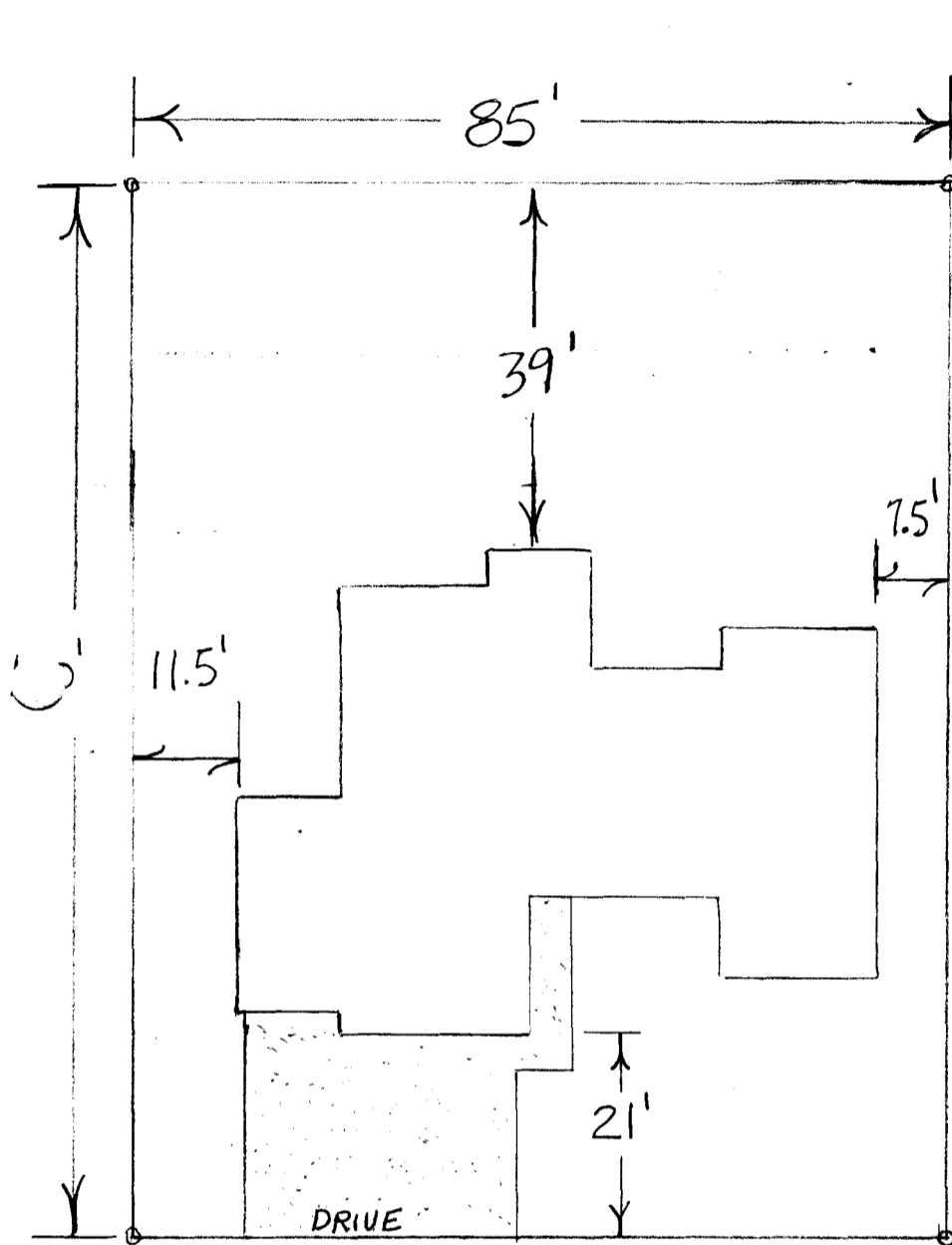
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 124166

Utility Accounting K Durka Date 7/16/99

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)

ACCEPTED *Ronnie* 7/2/99
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.



10' irrigation
easement in rear.

7/2/99
DRIVE O.K.
Kim

SCALE: $\frac{1}{2}'' = 10'$

RIDGE DR. R.O.W.

2810 RIDGE DR.

LOT 16, BLOCK 4
FILING 3
GRANDVIEW SUB.