

1,233.00

FEE \$	10.00
TCP \$	181.00
SIF \$	292.00



BLDG PERMIT NO. 71390

(Handwritten initials)

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2811 RIDGE DRIVE TAX SCHEDULE NO. 2943-063-18-017
 SUBDIVISION Grand View Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2483
 FILING BLK 3 LOT 15 SQ. FT. OF EXISTING BLDG(S) Ø
 (1) OWNER SCHOOL DISTRICT 51 NO. OF DWELLING UNITS
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2115 GRAND AVENUE NO. OF BLDGS ON PARCEL
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT MIKE WELLS USE OF EXISTING BLDGS _____
 (2) ADDRESS 310 PINON STREET DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 255-8491 NEW 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-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 Special Conditions _____
 Side 5' from PL Rear 25' from PL
 Maximum Height 32 feet 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 Mike G. Wells Date 7/22/99

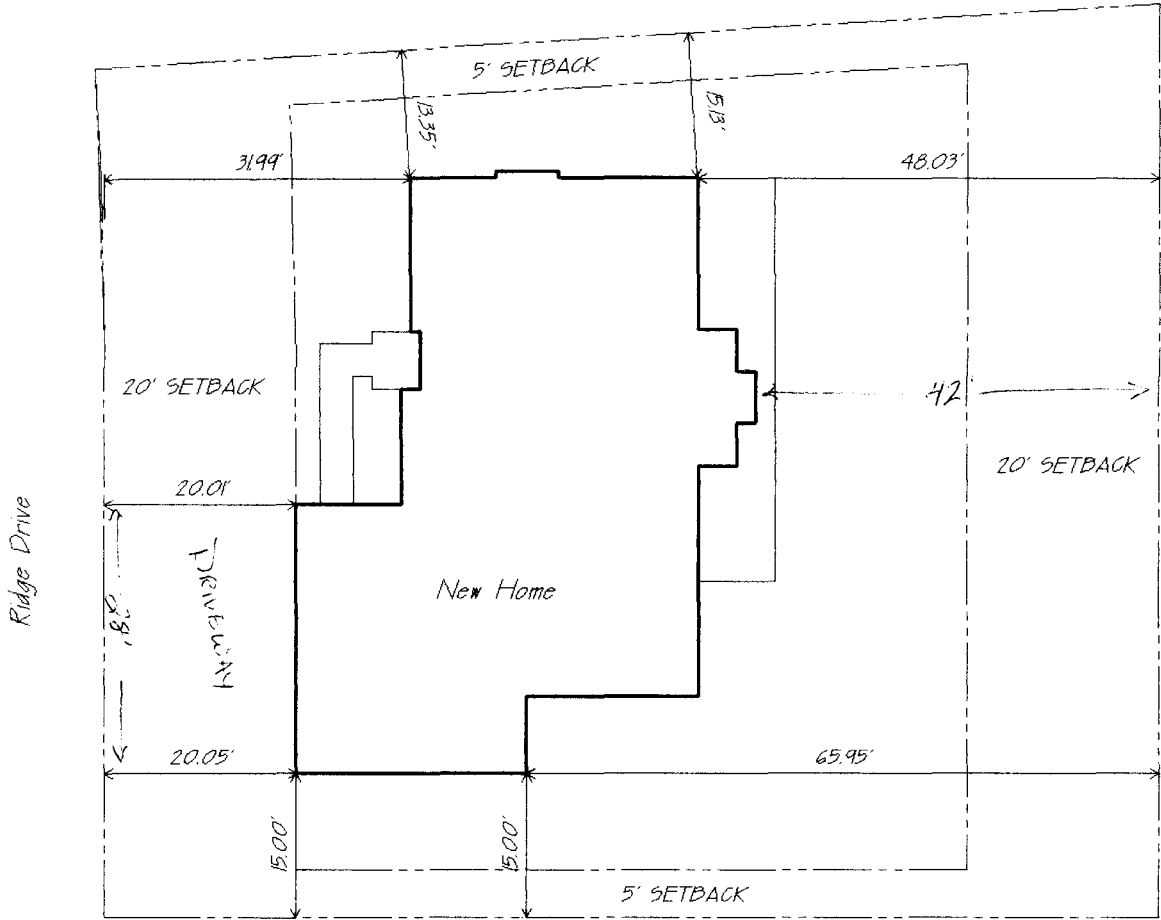
Department Approval [Signature] Date 8/2/99

Additional water and/or sewer tap fees are required: YES Ø NO Ø W/O No. 12510

Utility Accounting [Signature] Date 8/2/99

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" = 20'-0"

7/30/99
 DRIVE O.K.
Van Wagon

LOT 5, BLOCK 1
 Grand View Sub. Filing 3
 Grand Junction, CO.

ACCEPTED *J. Merstenberger* 8/2/99
 ANY CHANGE OF SETBACKS OR
 CONDITIONS BY THE CITY OF GRAND
 JUNCTION IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY CASEMENTS
 AND PROPERTY LINES.