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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 72192

Your Bridge to a Better Community

BLDG ADDRESS 2814 Ridge Dr

TAX SCHEDULE NO. 2943-062-22-014

SUBDIVISION Grand View

FILING 3 BLK 1 LOT 14

(1) OWNER Concept Builders

(1) ADDRESS 2616 H 3/4 Rd

(1) TELEPHONE 241-1050

(2) APPLICANT

(2) ADDRESS SAME

(2) TELEPHONE

SQ. FT. OF PROPOSED BLDGS/ADDITION 1984 ☐ FT

SQ. FT. OF EXISTING BLDGS N/AN

TOTAL SQ. FT. OF EXISTING & PROPOSED 1984 ☐ FT

NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS New Home

DESCRIPTION OF WORK & INTENDED USE

TYPE OF HOME PROPOSED:
X Site Built ____ Manufactured Home (UBC)
____ Manufactured Home (HUD)
____ Other (please specify)

REQUIRED: One plot plan, on 8 ½" 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 ☜

PAID SEP 29 1999 CMC

ZONE RSF-5

SETBACKS: Front 23' from property line (PL) or 45' from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL
or easement.

Maximum Height 32'

Maximum coverage of lot by structures

Permanent Foundation Required: YES ____ NO ____

Parking Req'mt

Special Conditions

CENSUS 10 TRAFFIC 22 ANNX#

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).

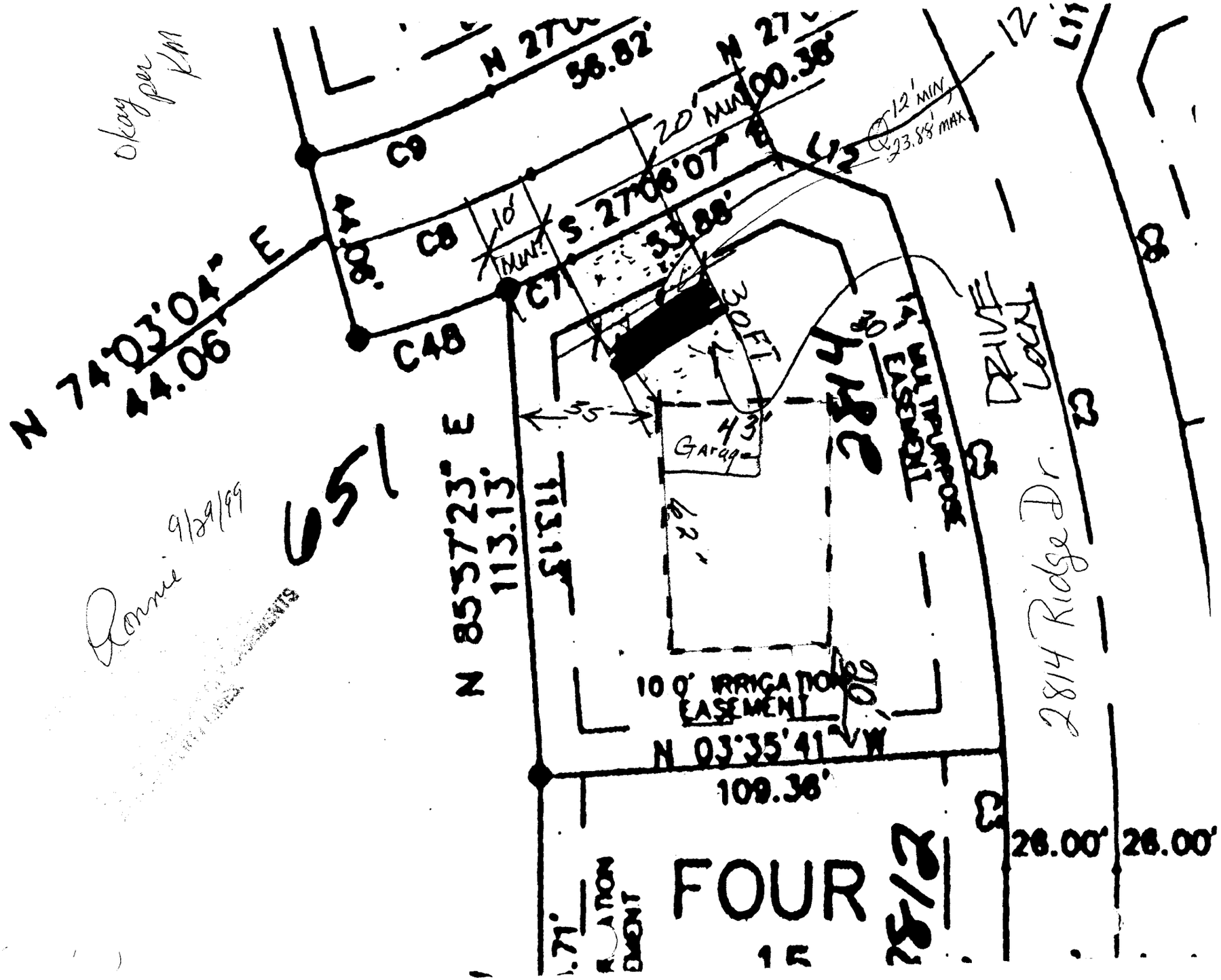
Applicant Signature Date 9-28-99

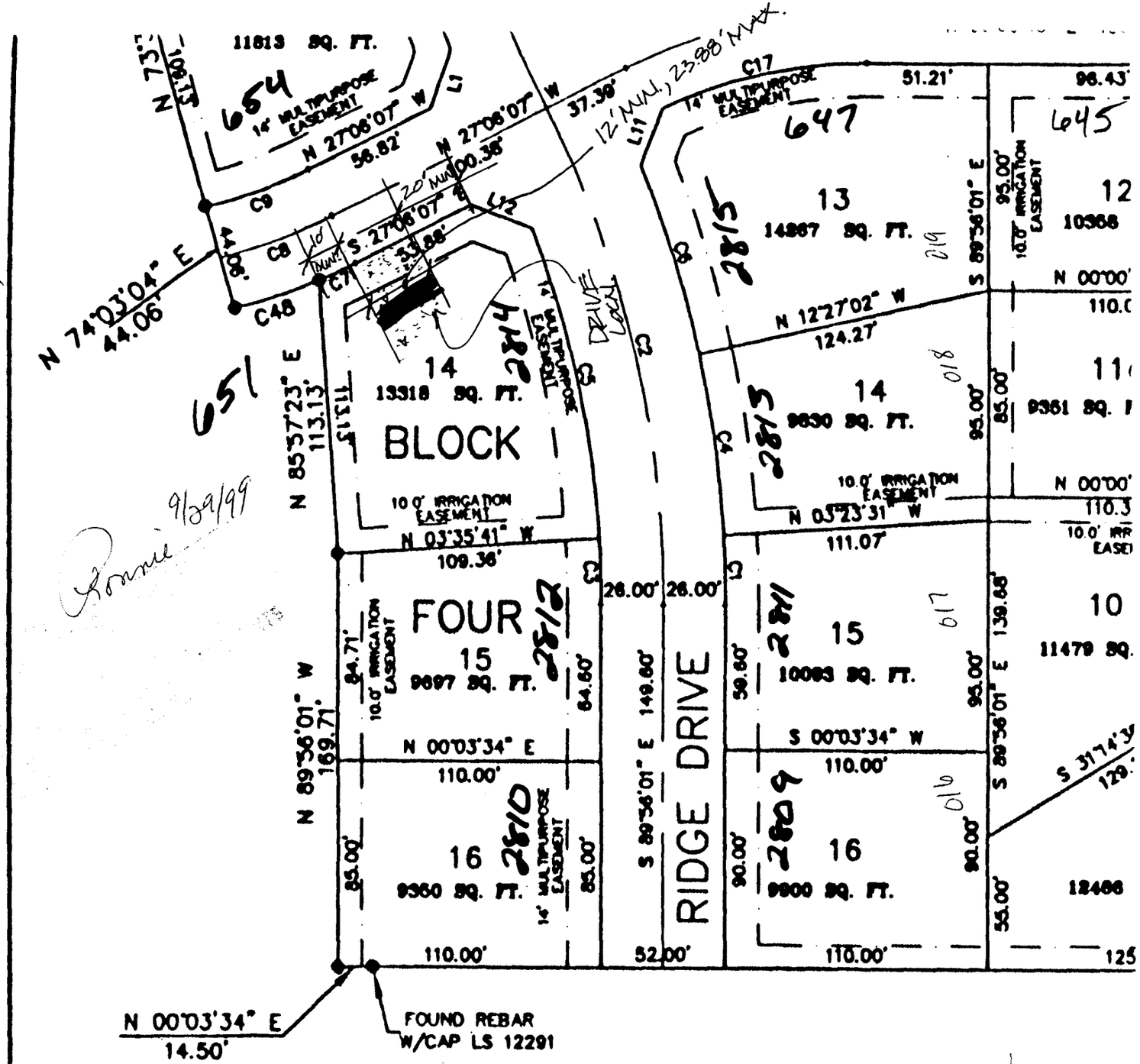
Department Approval Ronnie Edwards Date 9-29-99

Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No. 12597
Utility Accounting Clara Mundell Cole		Date 9-29-99	

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)***


N 27
56.82'
N 27
100.38'
20' MIN
12' MIN
23.88' MAX
C9
C8
C48
C7
S 27°06'07"
33.88'
10' MIN
N 74°03'04" E
44.06'
N 85°37'23" E
113.13'
113.13'
55'
43'
Garag
62'
30 FT
10 0' IRRIGATION EASEMENT
N 03°35'41" W
109.36'
26.00'
26.00'
FOUR
15
DRIVE
Local
2814 Ridge Dr.
651
Ronnie 9/29/99
okay per KM



Okay per Kent Monk 9/29

Bonnie 9/29/99