

FEE \$	10.00
TCP \$	—
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BLDG PERMIT NO. 69010

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

BLDG ADDRESS 3517 RIDGE DRIVE TAX SCHEDULE NO. 2945-011-86-001

SUBDIVISION KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 192

FILING BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 3025

(1) OWNER KATHY FREDRICK NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3517 RIDGE DR. NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 242-4982 USE OF EXISTING BLDGS SINGLE FAMILY

(2) APPLICANT LEE HOMES DESCRIPTION OF WORK AND INTENDED USE:
STORAGE SHED

(2) ADDRESS 2755 N. AVE

(2) TELEPHONE 248-4612

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 RSE-4 Maximum coverage of lot by structures 35%

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

Side 7' from PL Rear 10' from PL Special Conditions —

Maximum Height — CENSUS 10 TRAFFIC 21 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 [Signature] Date 4 MAR 99

Department Approval [Signature] Date 3-5-99

Additional water and/or sewer tap fee(s) are required: YES — NO W/O No. TR-88870 39305-24910

Utility Accounting [Signature] Date 3-5-99

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)

