

FEE \$	10.00
TCP \$	
SIF \$	



BLDG PERMIT NO. 69801

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

EX

BLDG ADDRESS <u>397 Ridgeway Dr</u>	TAX SCHEDULE NO. <u>2945-212-13-002</u>
SUBDIVISION <u>The Ridges</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>200</u>
FILING BLK <u>4</u> LOT <u>24C</u>	SQ. FT. OF EXISTING BLDG(S) <u>APPROX 1800</u>
(1) OWNER <u>McI Allen</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>397 Ridgeway Dr</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>243-0693</u>	USE OF EXISTING BLDGS <u>Home</u>
(2) APPLICANT <u>Jim Mullis</u>	DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS <u>2208 Mudgett</u>	<u>Inclose Patio</u>
(2) TELEPHONE <u>243-5184</u>	

**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 <u>PR-4</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>10'</u> from PL Rear <u>10'</u> from PL	Special Conditions <u>ACCO approval required</u>
Maximum Height <u>25'</u>	CENSUS <u>1401</u> TRAFFIC <u>63</u> 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).

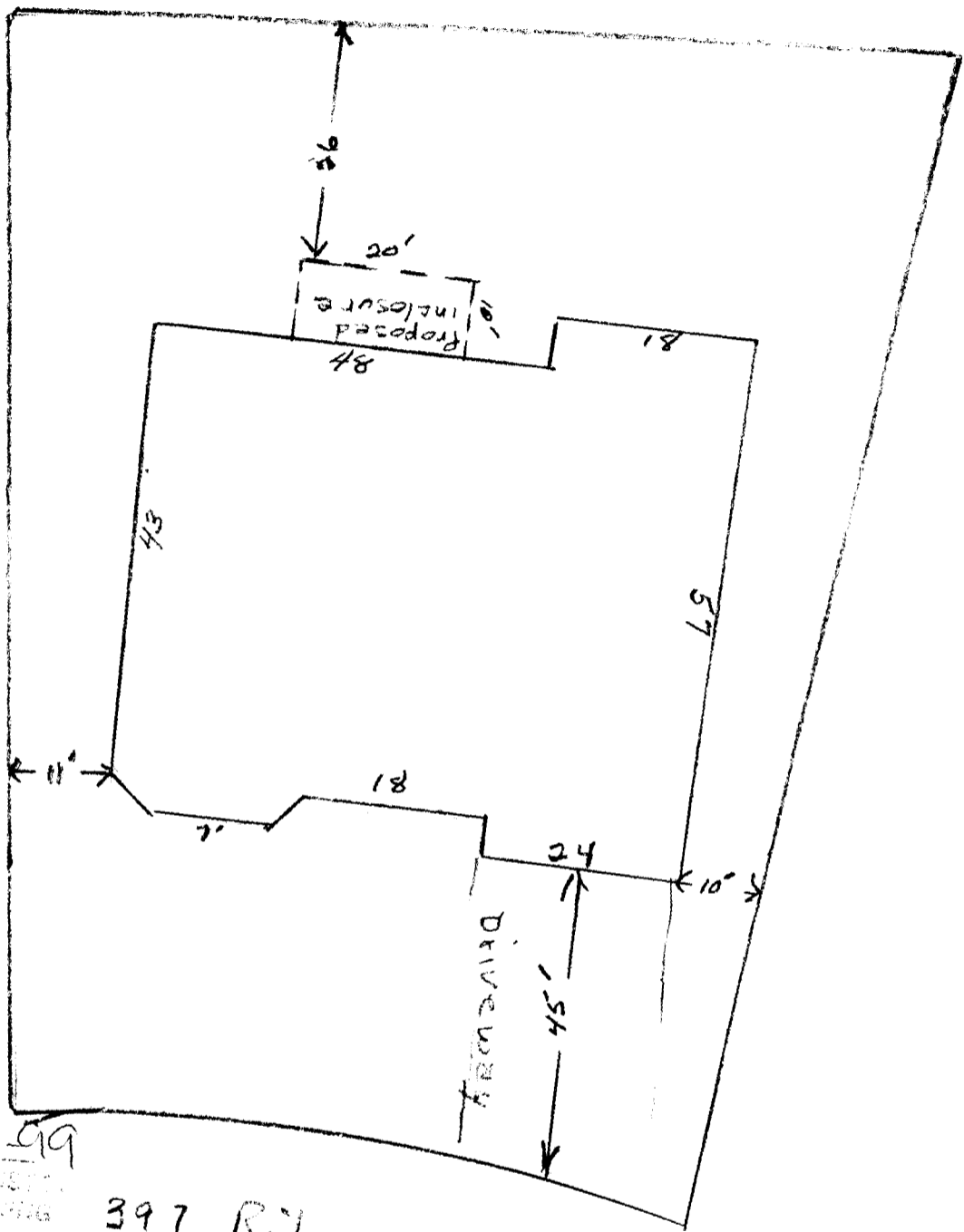
Applicant Signature <u>Jim Mullis</u>	Date <u>May 3, 1999</u>
Department Approval <u>A. Valdez</u>	Date <u>5-11-99</u>

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

Utility Accounting Debi Overholt Date 5-11-99

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 KV 5-11-99  
 ANY CHANGE OF PROPERTY MUST  
 BE APPROVED BY THE PLANNING  
 DEPARTMENT AND THE  
 ZONING DEPARTMENT TO PROPERLY  
 DEFINE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

397 Ridgeway Dr.

Chris Allen  
Mel Allen 397 Ridgeway Dr.  
243-0693  
we will be using siding shingles  
and paint to match existing house

Jim Muller Contractor  
243-5184

This is ACCC  
approval →

Ted Muller  
S.A. Sanell

5-10-99

5-10-99

