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BLDG PERMIT NO.	78091
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS	<u>2377 Ridge Circle Drive</u>	TAX SCHEDULE NO.	<u>2945-201-04-008</u>
SUBDIVISION	<u>Ridges</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>48 sq'</u>
#2 FILING BLK	<u>11</u> LOT <u>8B</u>	SQ. FT. OF EXISTING BLDG(S)	<u>2662 sq'</u>
(1) OWNER	<u>Warren Harnew</u>	NO. OF DWELLING UNITS	
(1) ADDRESS	<u>2377 Ridge Circle Drive</u>	BEFORE: <u>1</u> AFTER: <u>1</u>	THIS CONSTRUCTION
(1) TELEPHONE	<u>241-7080</u>	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	<u>Hilgenfeld Construction</u>	BEFORE: <u>1</u> AFTER: <u>1</u>	THIS CONSTRUCTION
(2) ADDRESS	<u>P.O. Box 1131 GI CO 81502</u>	USE OF EXISTING BLDGS	<u>residence</u>
(2) TELEPHONE	<u>243-4048</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>Rebuild sunroom and extend 2' to the south.</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>PD</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	_____
or	_____ from center of ROW, whichever is greater	Special Conditions	_____
Side	<u>10'</u> from PL	CENSUS	<u>1401</u>
Rear	<u>10'</u> from PL	TRAFFIC	<u>900</u>
Maximum Height	_____	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).

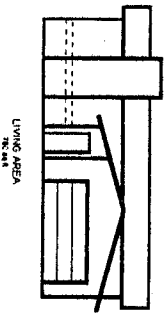
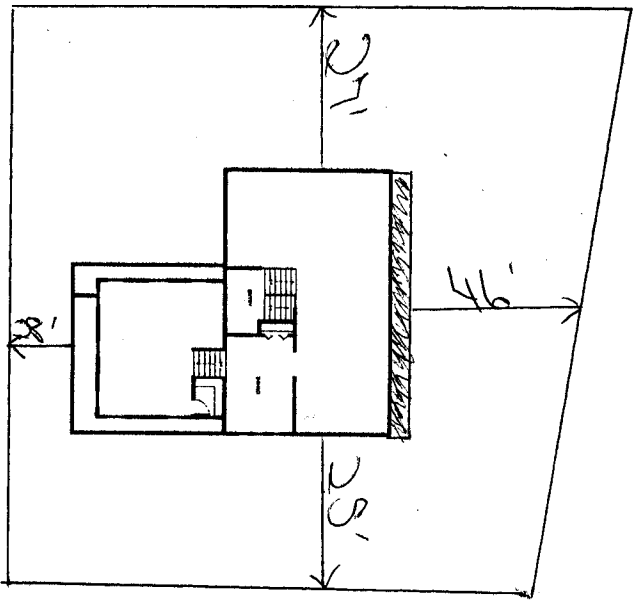
Applicant Signature	<u>Willie Hilgenfeld</u>	Date	<u>12-13-00</u>
Department Approval	<u>Wishu [Signature]</u>	Date	<u>12/13/00</u>
Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No.	_____
Utility Accounting	<u>Marshall Cole</u>	Date	<u>12/13/00</u>

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)

Request to extend
Sunroom 2' closer
to rear property line.
We are going to
rebuild Sunroom.
Sunroom was 4'9"
from rear property line
and now will be
4'6" from rear property line.

3'1" ↓



2377 Ridgely Circle Drive
Barton Hornum

9/10 to scale

ACCEPTED
IN 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.

Walter Wagner