

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

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

BLDG PERMIT NO. 81796



Your Bridge to a Better Community

in R.O.W. next to this parcel.

BLDG ADDRESS 445 Ridges Blvd SQ. FT. OF PROPOSED BLDGS/ADDITION 57 SF (FACE)
TAX SCHEDULE NO. 2945-163-00-203 SQ. FT. OF EXISTING BLDGS _____
SUBDIVISION W side of entrance to Ridges TOTAL SQ. FT. OF EXISTING & PROPOSED _____
FILING _____ LOT _____ NO. OF DWELLING UNITS: 0-0
Before: _____ After: _____ this Construction
(1) OWNER REDLANDS MESA MASTER ASSOC. NO. OF BUILDINGS ON PARCEL _____
Before: _____ After: _____ this Construction
(1) ADDRESS 364 West RIDGES BLVD. USE OF EXISTING BUILDINGS _____
(1) TELEPHONE 970.255.7400 DESCRIPTION OF WORK & INTENDED USE Community ENTRANCE MONUMENTATION
(2) APPLICANT Same TYPE OF HOME PROPOSED:
(2) ADDRESS Rich Keller _____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE 252-0255 _____ Other (please specify) _____

PAID
MAY 3 2001

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 PD *Revocable permit was issued to replace existing signs*
Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater
Permanent Foundation Required: YES _____ NO _____
Side _____ from PL, Rear _____ from PL
Parking Req't _____
Maximum Height _____
Special Conditions Corner on 340 & Ridges Blvd
Must place signs in same location as previous signs
CENSUS _____ TRAFFIC _____ 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 Richard Keller Date _____
Department Approval Kathleen Portman Date 10-2-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>W Bausley</u>	Date <u>10/3/01</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)