

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 81048



Your Bridge to a Better Community

BLDG ADDRESS 1660 Ridge Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 272

TAX SCHEDULE NO. 2945-012-48-002 SQ. FT. OF EXISTING BLDGS 1745

SUBDIVISION Parmagin Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED ~~2017~~ 2017

FILING 1 BLK 1 LOT 2

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

NO. OF BUILDINGS ON PARCEL:
 Before: 1 After: 2 this Construction

(1) OWNER Wayne L Gentry

(1) ADDRESS 1660 Ridge Dr.

(1) TELEPHONE 970-243-6690

USE OF EXISTING BUILDINGS Residence

(2) APPLICANT 1

DESCRIPTION OF WORK & INTENDED USE Storage Shed

(2) ADDRESS _____

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

(2) TELEPHONE _____

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 RMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req't 2

Maximum Height 35' Special Conditions _____

CENSUS 10 TRAFFIC 16 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 Wayne L Gentry Date 8-29-01

Department Approval C. Faye Johnson Date 8-9-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing 10220</u>
Utility Accounting	<u>Kate Holt</u>	Date	<u>8/9/01</u>

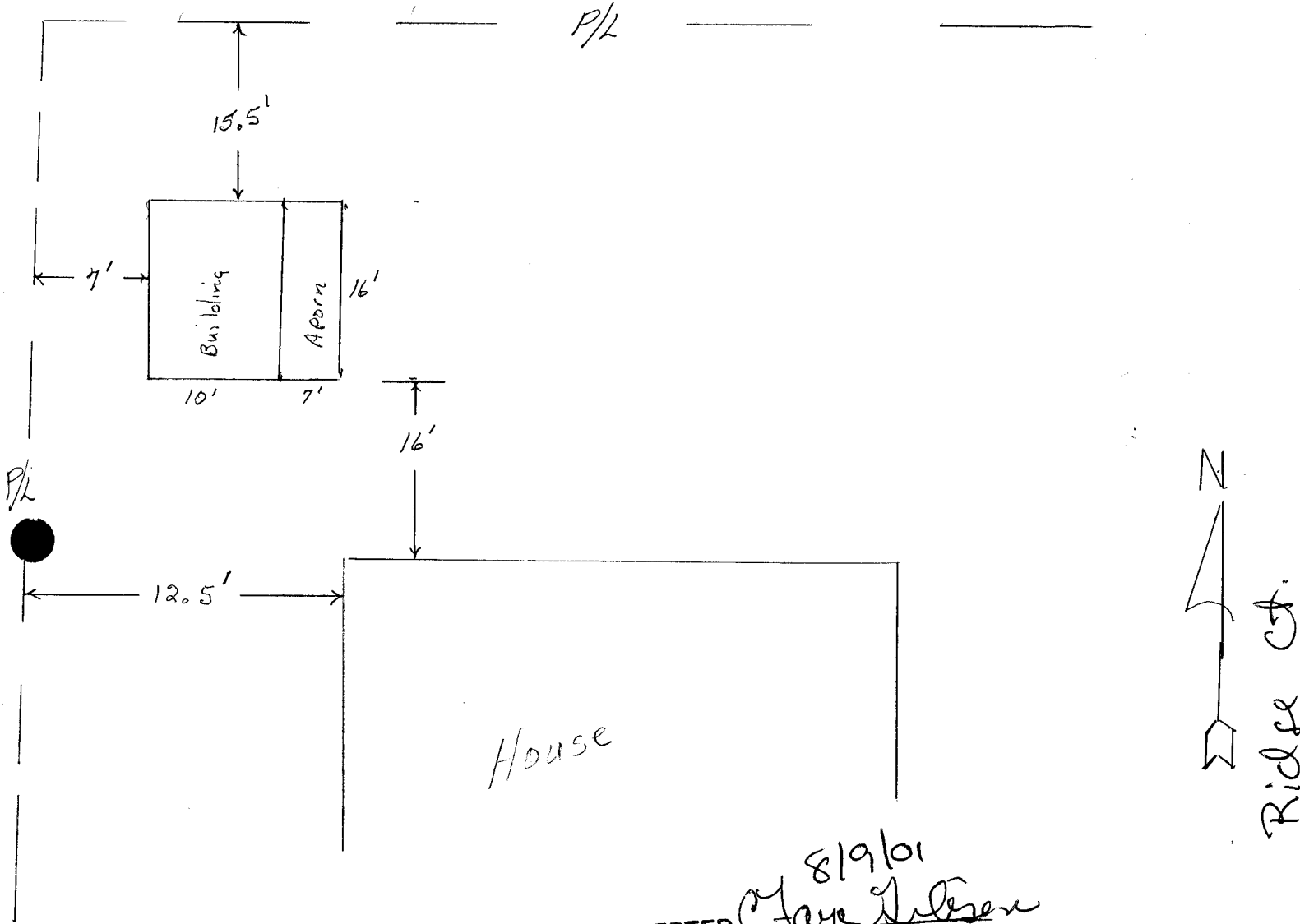
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Wayne L Gentry

1660 Ridge Dr - Grand Junction, Co. 81506

Storage Shed Plot Plan



ACCEPTED 8/9/01
Clay Johnson
ANY 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.

Ridge Dr.