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TCP \$	-
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PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 79193



Your Bridge to a Better Community

BLDG ADDRESS 1829 Ridge SQ. FT. OF PROPOSED BLDGS/ADDITION 410

TAX SCHEDULE NO. 2945-012-16-002 SQ. FT. OF EXISTING BLDGS 1700

SUBDIVISION Bell Ridge Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 2110

FILING 1 BLK 2 LOT 2

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

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

(1) OWNER Al & Dorothy Stevenson

(1) ADDRESS 1829 Ridge USE OF EXISTING BUILDINGS New Garage Home

(1) TELEPHONE 245-2613

DESCRIPTION OF WORK & INTENDED USE New Garage

(2) APPLICANT Agape Const. Inc.

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

(2) ADDRESS 105 Army Ln

(2) TELEPHONE 241-2063

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 20' from property line (PL) Permanent Foundation Required: YES ___ NO X
or ___ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions exchange in residential use

interior remodel also CENSUS 10 TRAFFIC 21 ANN# _____

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 R. S. E. Date 3/27/01

Department Approval Ronnie Edwards Date 3/27/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Existing mem 10249</u>
Utility Accounting	<u>K. Hest</u>	Date	<u>3/27/01</u>

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

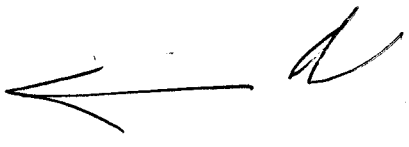
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

705.28

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Romulo
3/27/01

7021



705.28

1829 Ridge

front

29'

1829 Ridge

29'

existing driveway

New driveway

