

FEE \$	10.00
TCP \$	0
SIF \$	4

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

BLDG PERMIT NO. 84769



Your Bridge to a Better Community

BLDG ADDRESS 1711 Ridge Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 441

TAX SCHEDULE NO. 2945-02-17-004 SQ. FT. OF EXISTING BLDGS 1400

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 1841

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 2 this Construction

(1) OWNER ERIC & Cindy Dudley NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS 1711 Ridge Drive USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 263-8991 DESCRIPTION OF WORK & INTENDED USE FRAME GARAGE CAR & SHOP

(2) APPLICANT WADE WIGGINS TYPE OF HOME PROPOSED:  
Quality Home Concepts \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) ADDRESS 517 melody lane \_\_\_\_\_ Manufactured Home (HUD) MANUFACTURED HOME  
 (2) TELEPHONE 243-5380 244-8216 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 6070

SETBACKS: Front 20' 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'mt 2

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

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 Wade Wiggins Date 5-22-02

Department Approval C. Faye Nelson Date 5/28/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>(Bensley)</u>	Date <u>5/28/02</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)

