

FEE \$	100
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. N/A

15
8
0

Your Bridge to a Better Community

BLDG ADDRESS 305 Ridgewood Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 120 Sq Ft
 TAX SCHEDULE NO. 2945-101-04-008 SQ. FT. OF EXISTING BLDGS 2175
 SUBDIVISION First Fruit ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 2175
 FILING _____ BLK 2 LOT 8
 NO. OF DWELLING UNITS:
 Before: one After: one this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER Jose U. Lucero
 (1) ADDRESS 305 Ridgewood Dr USE OF EXISTING BUILDINGS Porch/Gazebo
 (1) TELEPHONE (970) 245-1302 DESCRIPTION OF WORK & INTENDED USE Gazebo
 (2) APPLICANT Sam
 (2) ADDRESS _____ TYPE OF HOME PROPOSED: N/A
 (2) TELEPHONE _____ Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 RSF-4 Maximum coverage of lot by structures 50%
 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'mt N/A
 Maximum Height 35' Special Conditions _____
 CENSUS 4 TRAFFIC 10 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).

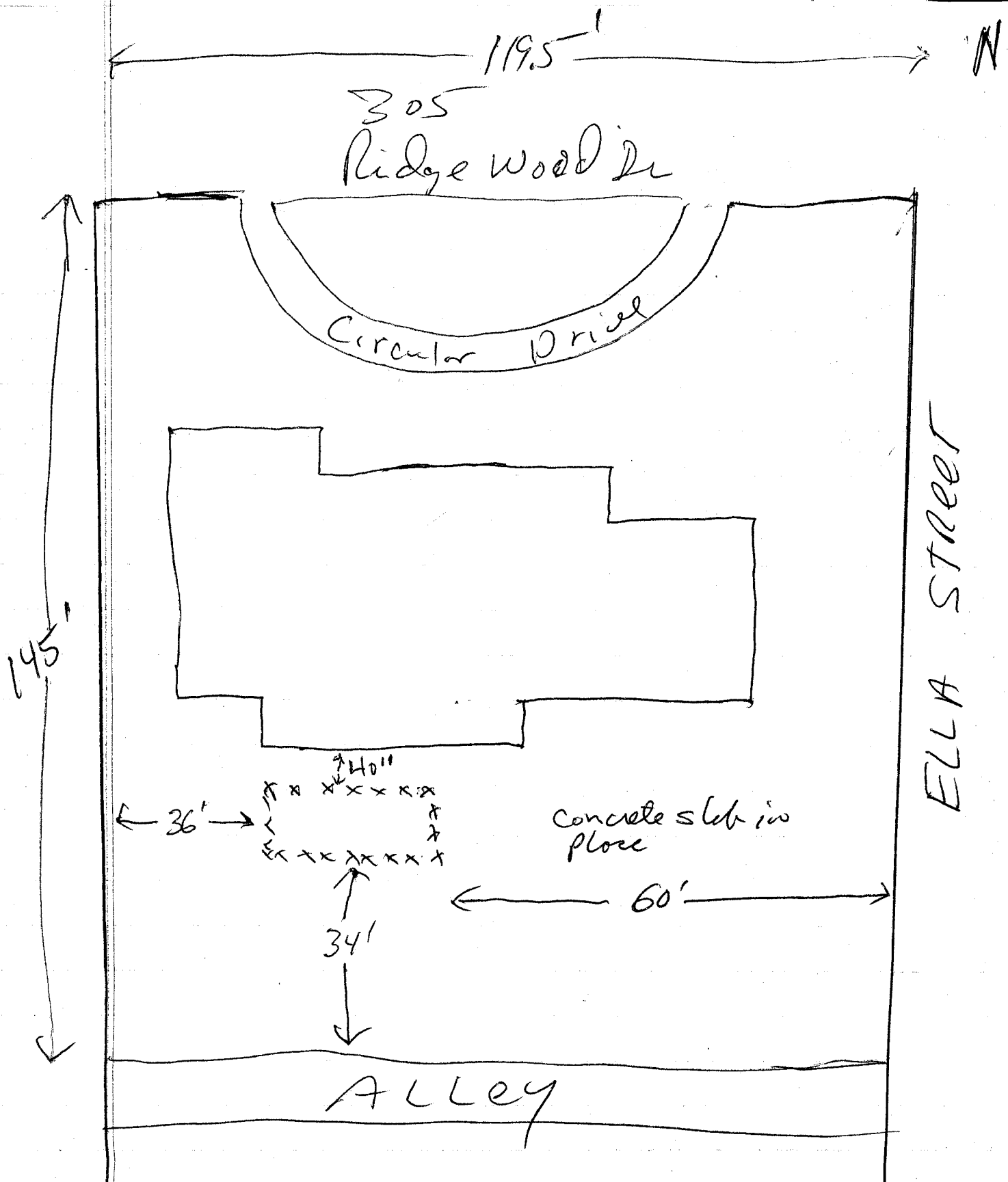
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5-7-2002
 Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/7/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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



ACCEPTED SLC 5/7/02
 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.