

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 85289



Your Bridge to a Better Community

BLDG ADDRESS 419 Saddle CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2500

TAX SCHEDULE NO. 2945-174-45-010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION The Ridge at Cobblestone TOTAL SQ. FT. OF EXISTING & PROPOSED 2500

FILING \_\_\_\_\_ BLK 1 LOT 10 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Tom Graham NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 397 Ridge Cir. #11 USE OF EXISTING BUILDINGS NEW RES  
G.I. 8-503

(1) TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE NEW RES

(2) APPLICANT DAVID Bagg B. B. Hines TYPE OF HOME PROPOSED:  
G.I. 8-503  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2141 Redditt Cir  
G.I. 8-503

(2) TELEPHONE 234-2222

**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 (PR-4) Maximum coverage of lot by structures \_\_\_\_\_

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

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 28' Special Conditions \_\_\_\_\_

CENSUS 1401 TRAFFIC 96 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 6-25-02

Department Approval Gayleen Henderson Date 6-27-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15051</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/27/02</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)

