

FEE \$ 750 Sewer
10 Planning
TCP \$ 500.00

BLDG PERMIT NO. 54225

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

TCP ✓

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 386 High Ridge Drive TAX SCHEDULE NO. 2945-212-17-001
SUBDIVISION Ridge Point SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1992
FILING 1 BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Bill Sant NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 374 Ridge View Drive
Grand Junction, CO 81503
NO. OF BLDGS ON PARCEL
(1) TELEPHONE (970)245-2024 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT FreeStyle, Inc. USE OF EXISTING BLDGS _____
(2) ADDRESS 121 Chipeta Avenue DESCRIPTION OF WORK AND INTENDED USE: _____
Grand Junction, CO 81501
(2) TELEPHONE (970) 243-0929 Residence

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Special Conditions _____
Side 5'8 1/4' from PL Rear 20' from PL
Maximum Height _____
CENS.T. 14 T.ZONE 96 ANNEX# #167-94

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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).

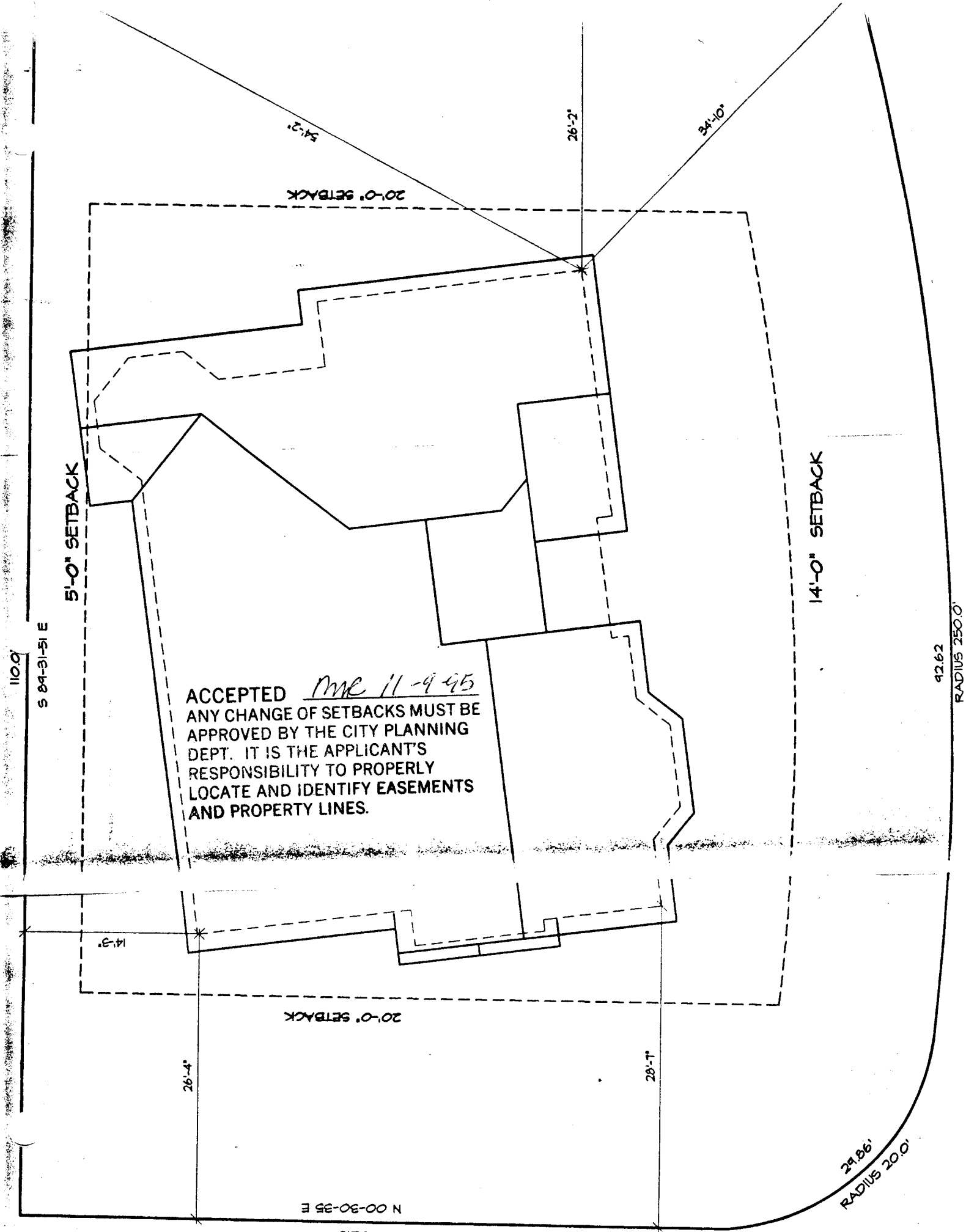
Applicant Signature Jel Muhr Date 10-26-95
Department Approval Marcia Rabideaux Date 11-9-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8738

Utility Accounting [Signature] Date 11/9/95

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)



54'-2"

26'-2"

34'-10"

20'-0" SETBACK

5'-0" SETBACK

14'-0" SETBACK

110.0'

S 04-31-51 E

42.62

RADIUS 250.0'

ACCEPTED MC 11-9-95
 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.

14'-3"

20'-0" SETBACK

26'-4"

28'-7"

N 00-30-35 E

28.86'
 RADIUS 20.0'

HIGH RIDGE DR 620'