

FEE \$ 750.00 Sewer
10.00 Planning
TCP \$ 500.00

BLDG PERMIT NO. 52522

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 388 High Ridge Drive TAX SCHEDULE NO. 2945-212-00-041
SUBDIVISION Ridge Point SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2403
FILING — BLK — LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Ted Munkres NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____
(1) TELEPHONE _____ NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Free Style USE OF EXISTING BLDGS _____
(2) ADDRESS 121 Chipeta Avenue
Grand Junction, CO DESCRIPTION OF WORK AND INTENDED USE: _____
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 abut 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' from PL Rear 20' from PL
Maximum Height _____
CENS.T. 14 T.ZONE 96 ANN#

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 Ted Munkres Date 6-21-95

Department Approval Ronnie Edwards Date 6-21-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8410-S/F

Utility Accounting Millie Fowler Date 6-21-95

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)

ACCEPTED *Ronnie 6/21/95*
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.

FRONT

LOT 2

