

FEE \$ 750.00 sewer  
FEE \$ 10.00 planning  
TCP \$ 500.00

BLDG PERMIT NO. 52338

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 396 High Ridge Drive TAX SCHEDULE NO. 2945-212-00-041  
SUBDIVISION Ridge Point SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,480  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 6 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER Mike McEvoy NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE \_\_\_\_\_ USE OF EXISTING BLDGS \_\_\_\_\_  
(2) APPLICANT FreeStyle DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) ADDRESS 121 Chipeta Avenue  
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 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 2 spaces  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
Maximum Height \_\_\_\_\_  
CENS.T. 14 T.ZONE 96 ANN# 234-236

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 [Signature] Date \_\_\_\_\_

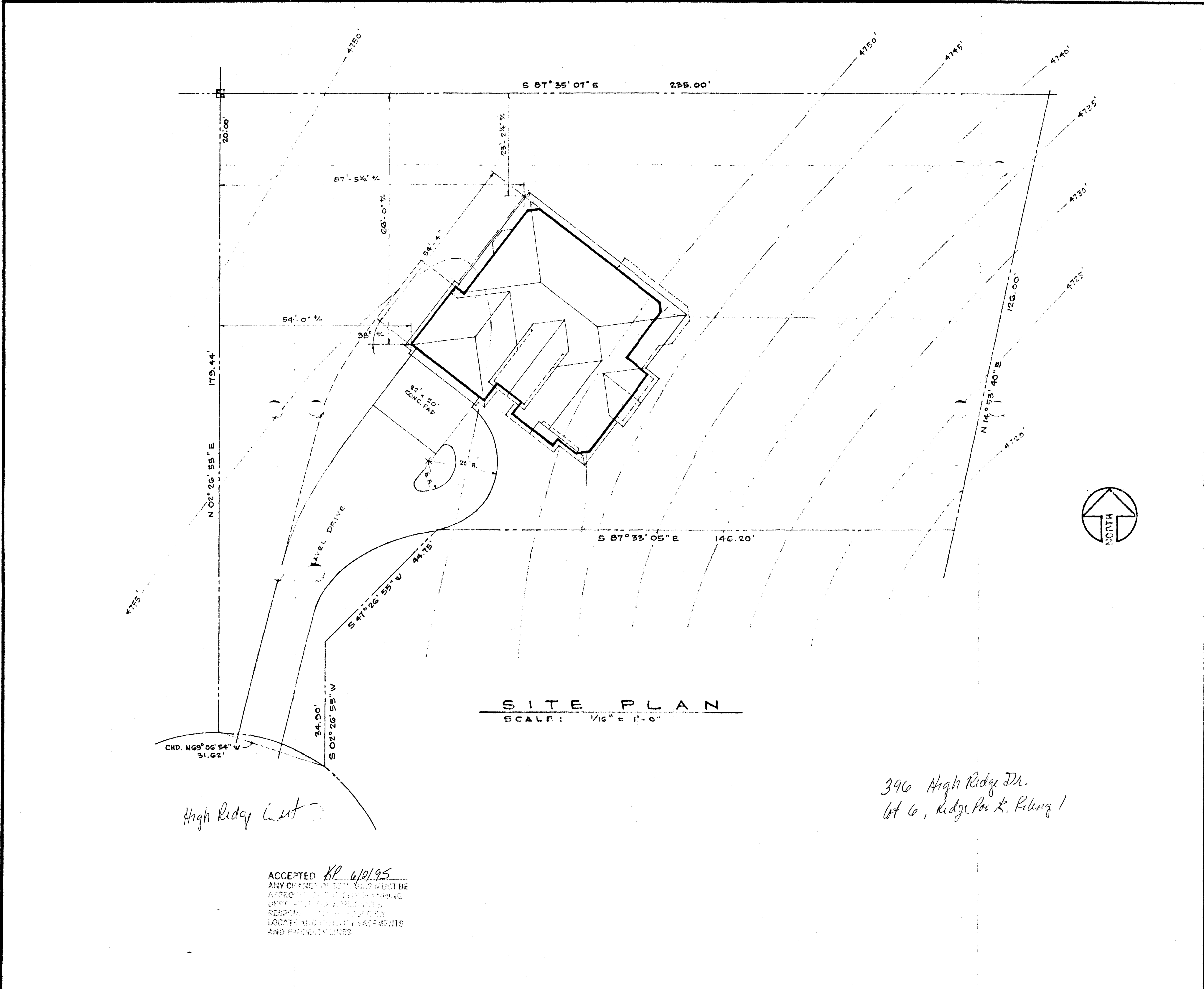
Department Approval [Signature] Date 6/2/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8356 S/F Home

Utility Accounting [Signature] Date 6-5-95

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)

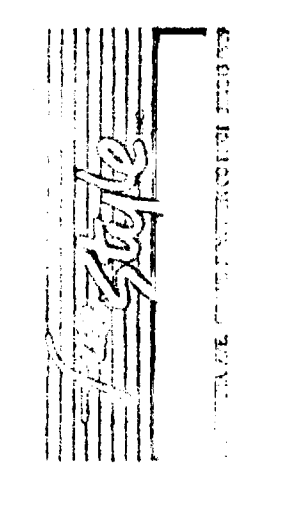
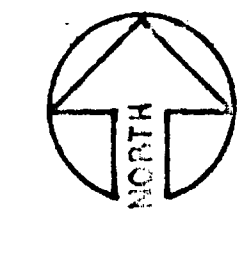


High Ridge Cont.

396 High Ridge Dr.  
lot 6, Ridge Pk. R. 1st

ACCEPTED *RP 4/1/95*  
 ANY CHANGES TO THIS PLAN SHALL BE  
 SET BY THE ENGINEER AND THE OWNER.  
 THE ENGINEER SHALL BE RESPONSIBLE FOR  
 LOCATING THE PROPERTY CORNERS AND  
 ANY NECESSARY UTILITIES.

**SITE PLAN**  
 SCALE: 1/4" = 1'-0"



NEW RESIDENCE for  
 MR. AND MRS. MCEVOY  
 RIDGE POINT PHASE I - LOT 6

DRAWN:	R.T.
DATE:	5 MARCH 95
SCALE:	1/4" = 1'-0"
SHEET:	A-6
DIVISION:	RESIDENTIAL