

FEE \$ 10 -
TCP \$ 500 -

BLDG PERMIT NO. 53741

WCP

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1550 Ridge Dr TAX SCHEDULE NO. 2945-012-26-008
 SUBDIVISION Sponder SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,736 sq ft
 FILING _____ BLK _____ LOT 2 proposed SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Paul S Preston NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1627 R14th
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-6024
 (2) APPLICANT Paul S Preston USE OF EXISTING BLDGS _____
 (2) ADDRESS 162711 16th DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 242-6024 Construction Single Family

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 RSF-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req't _____
 or 45' from center of ROW, whichever is greater
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32'
 CENS.T. 10 T.ZONE 21 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).

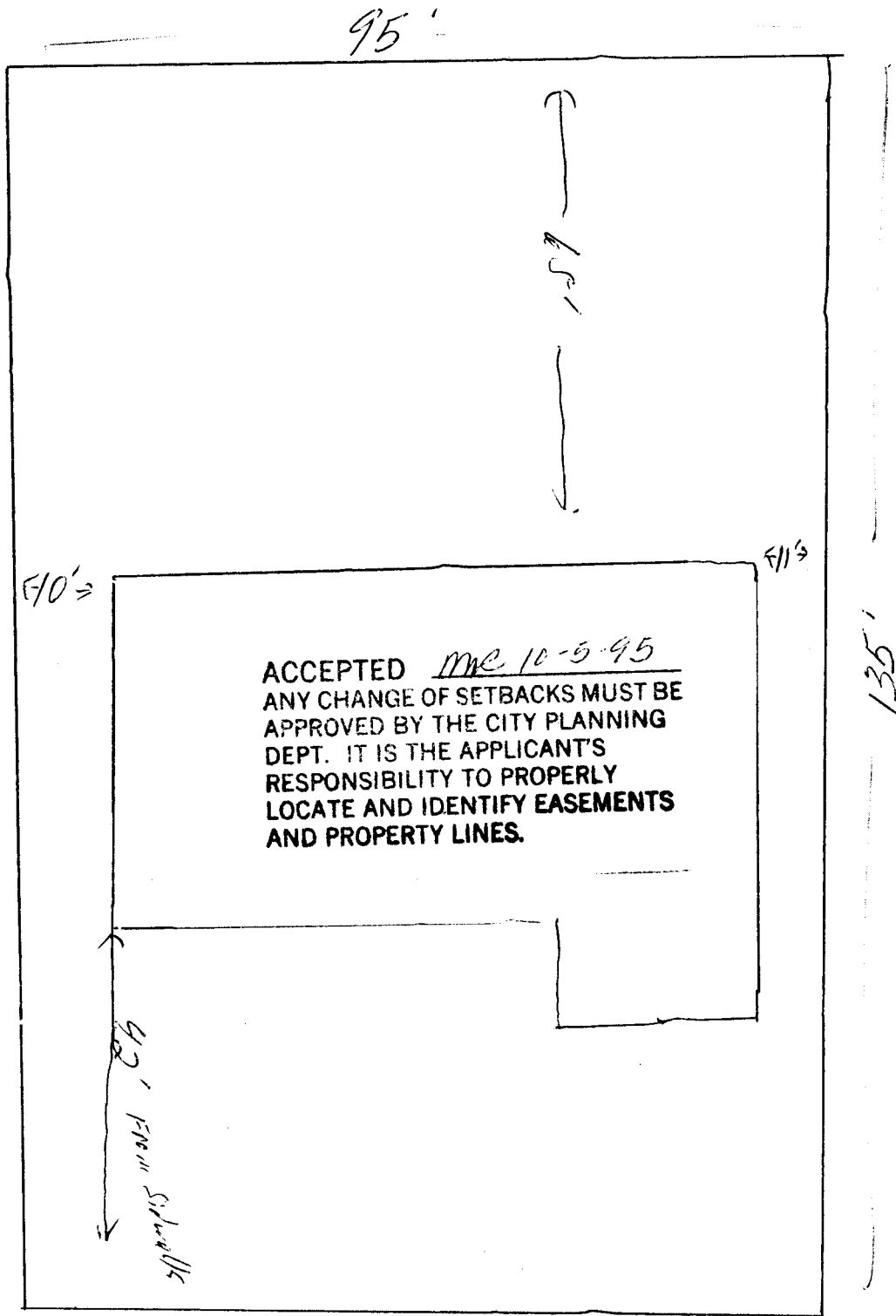
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Paul S Preston Date _____
 Department Approval Maria Rutledge Date 10-5-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8651
 Utility Accounting CR Date 10-5-95

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)



1550 Ridge Dr.