

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 56587

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

✓
TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 537.5 Ridgestone TAX SCHEDULE NO. 294507422017
 SUBDIVISION Bluffs West SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1300
 FILING 3 BLK 6 LOT 17 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Andrea Ferrari / Tom McArthur NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2520 P Rd G.S
 (1) TELEPHONE 256 0439 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS ✓
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: New Home
 (2) TELEPHONE _____

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-2 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL Rear 10' from PL Special Conditions ACCO Required
(C102-76)
 Maximum Height _____ CENSUS TRACT _____ TRAFFIC ZONE _____

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 Tom McArthur Date 6-21-96

Department Approval Ronnie Edwards Date 6-24-96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9294

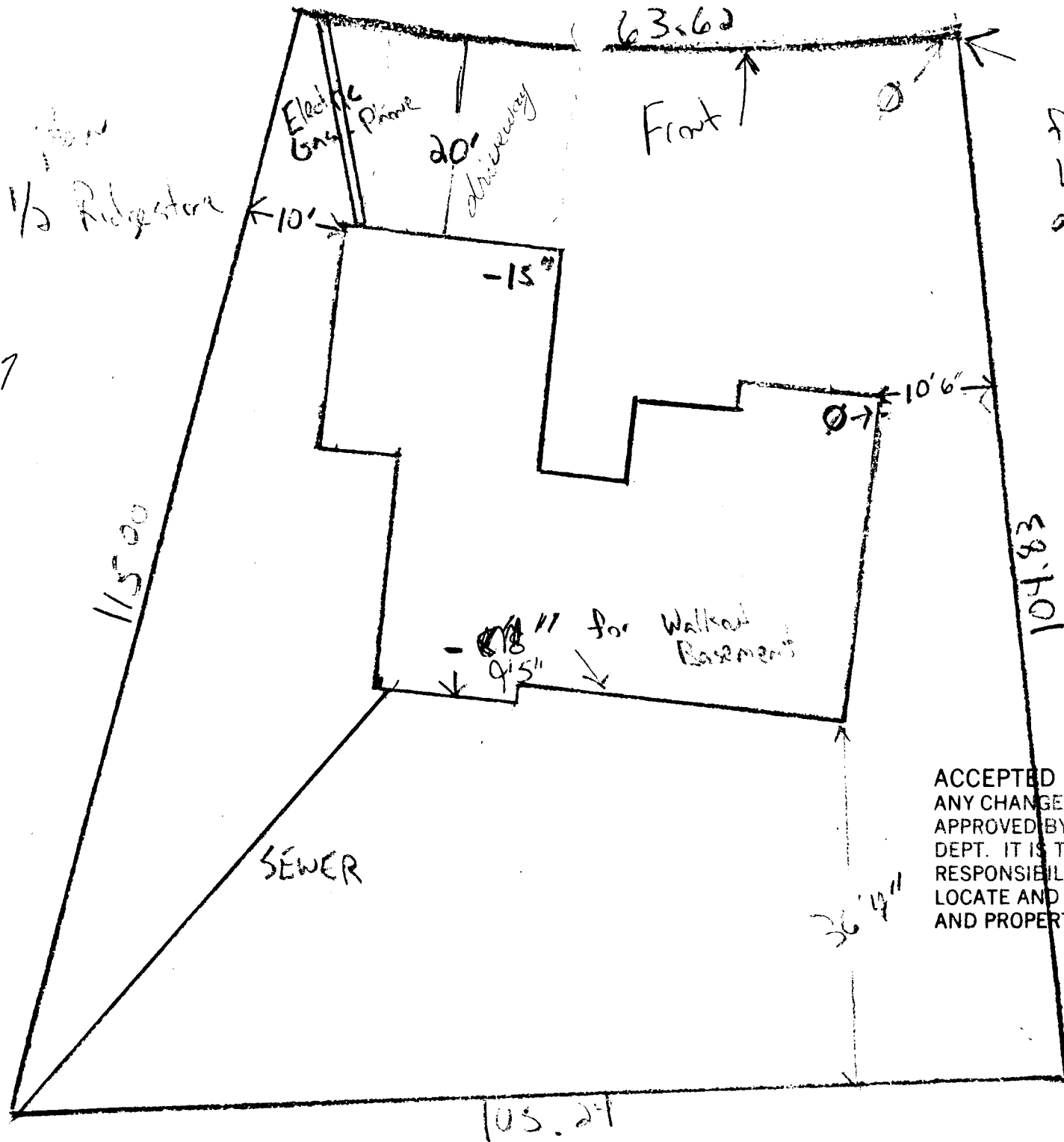
Utility Accounting Tracy Shaffer Date 6/24/96

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)

PL 17
538 1/2 Ridgestone

Lot 17



Top of
finish floor
Level with curb
at high point

DRIVEWAY OK
LOCATION OK
J. J. Quaker
6-24-96

ACCEPTED Bonnie Edwards 6/24/96
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.