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|--------|-------------------|
| FEE \$ | 10 <sup>00</sup>  |
| TCP \$ | 500 <sup>00</sup> |

BLDG PERMIT NO. 57904

**PLANNING CLEARANCE**

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

*U/C*

5001-1620-01

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 395 Ridgeway Dr TAX SCHEDULE NO. 2945-212-13-003  
 SUBDIVISION Ridgew SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2600  
 FILING 3 BLK 4 ~~255~~ LOT 25C SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER Paul & Robert Bollinger NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS Box 9123  
 (1) TELEPHONE (970) 256-2652 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: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ New Home

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-4 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 10' from PL Rear 10' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 25' CENSUS TRACT 1401 TRAFFIC ZONE 96

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 Bollinger Date 10/7/96  
 Department Approval Ronnie Edwards Date 10/7/96

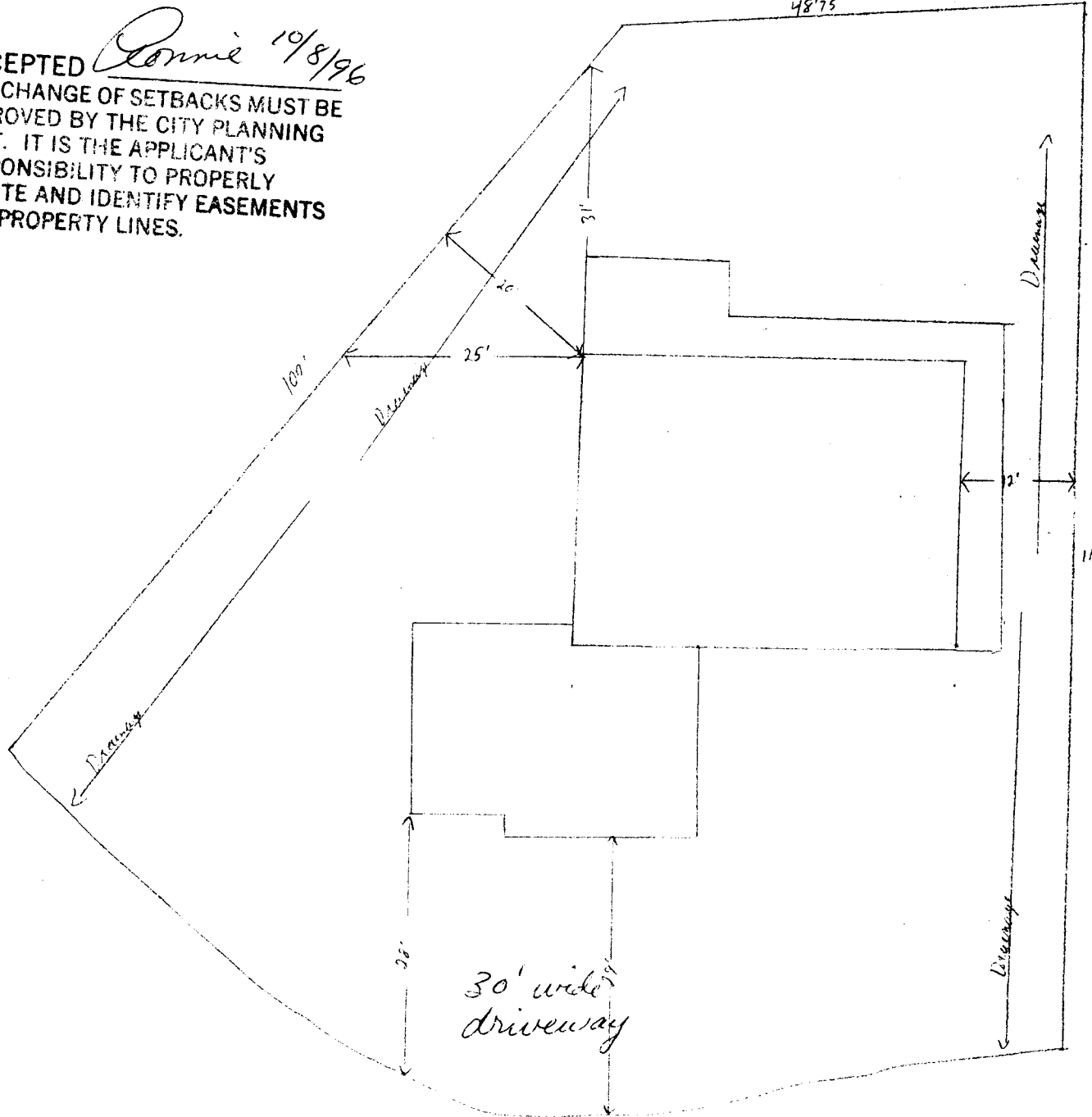
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. W0 9564  
 Utility Accounting Milze Fowler Date 10-8-96

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)

4875

ACCEPTED *Connie 10/8/96*  
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.



395 Front  
Ridgeway Dr.

DRIVEWAY  
LOCATION OK  
*J. Allida*  
10-8-96