

FEE \$	10-
TCP \$	500-
SIF \$	0



BLDG PERMIT NO. 65720

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 394 High Ridge Drive TAX SCHEDULE NO. 2945-212-17-005
 SUBDIVISION Ridge Point SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2107
North 1/2 Sec. 21, T-1-S, R-1-W
 FILING 1 BLK _____ LOT 5 SQ. FT. OF EXISTING BLDG(S) None
George E. Mott
 (1) OWNER Collyer A. Mott NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 418 Eagle Crest Court
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970 243 5315
 USE OF EXISTING BLDGS None
 (2) APPLICANT George E. Mott
 (2) ADDRESS 418 Eagle Crest Court DESCRIPTION OF WORK AND INTENDED USE: Construct
 (2) TELEPHONE 970 243 5315 single family residence for Collyer Mott

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all ropery lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 20' from PL Special Conditions Engineered Foundations
 Maximum Height _____ Required
 CENSUS 1401 TRAFFIC 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).

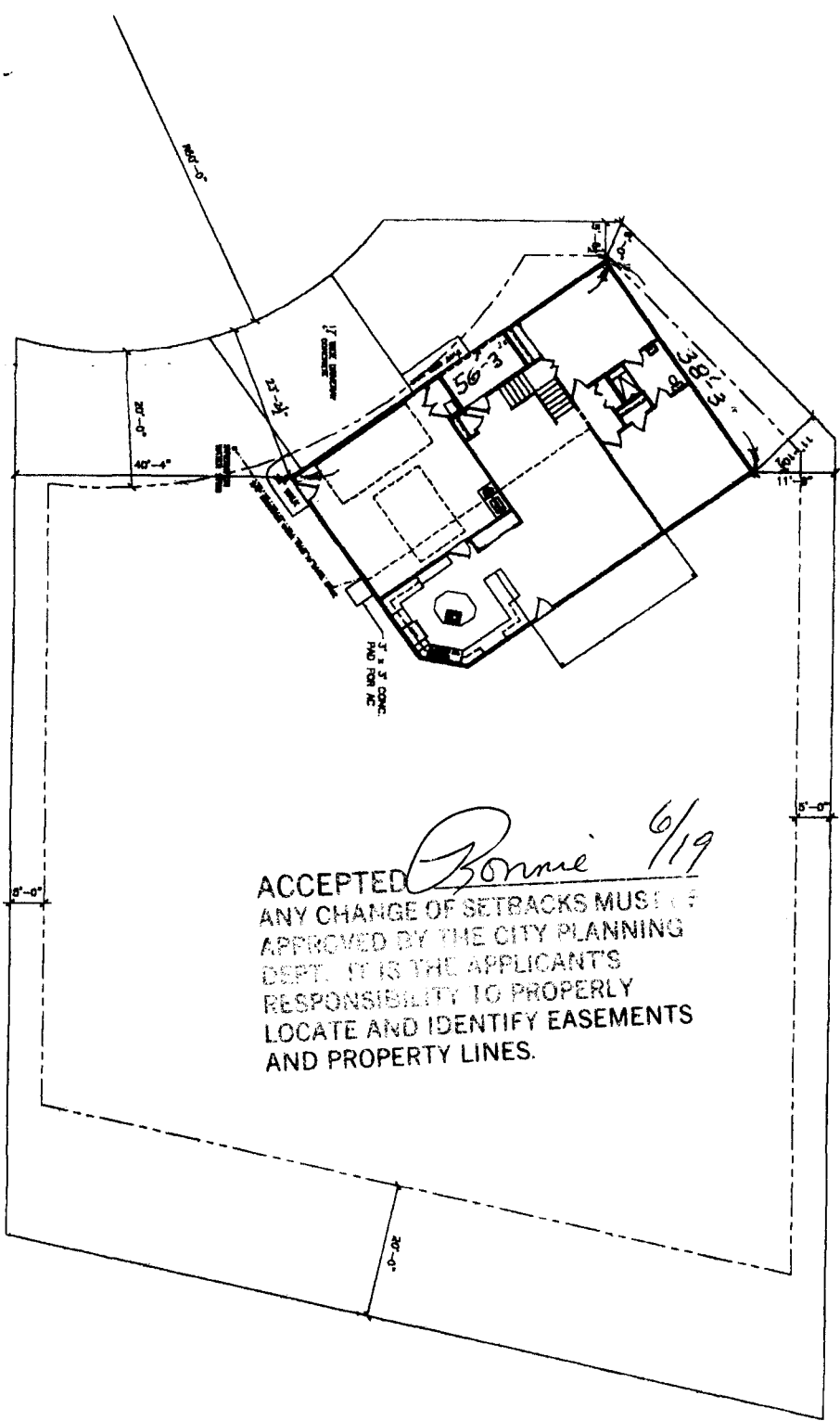
Applicant Signature George E. Mott Date 6-17-98
 Department Approval Ronnie Edwards Date 6-19-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11383
 Utility Accounting Adams Date 6-19-98

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)

THESE PLANS ARE THE PROPERTY OF THE DRAFTER OR OWNER TO WHOM THEY ARE REFERRED TO FOR INFORMATION AND NOT BE LOANED, REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DRAFTER OR OWNER.



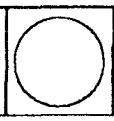
ACCEPTED *Bonnie* 6/19
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LOT 5
HIGH RIDGE DRIVE

DRIVEWAY LOCATION O.K.
Kevin Ashwood 6/18/18

SHEET 3

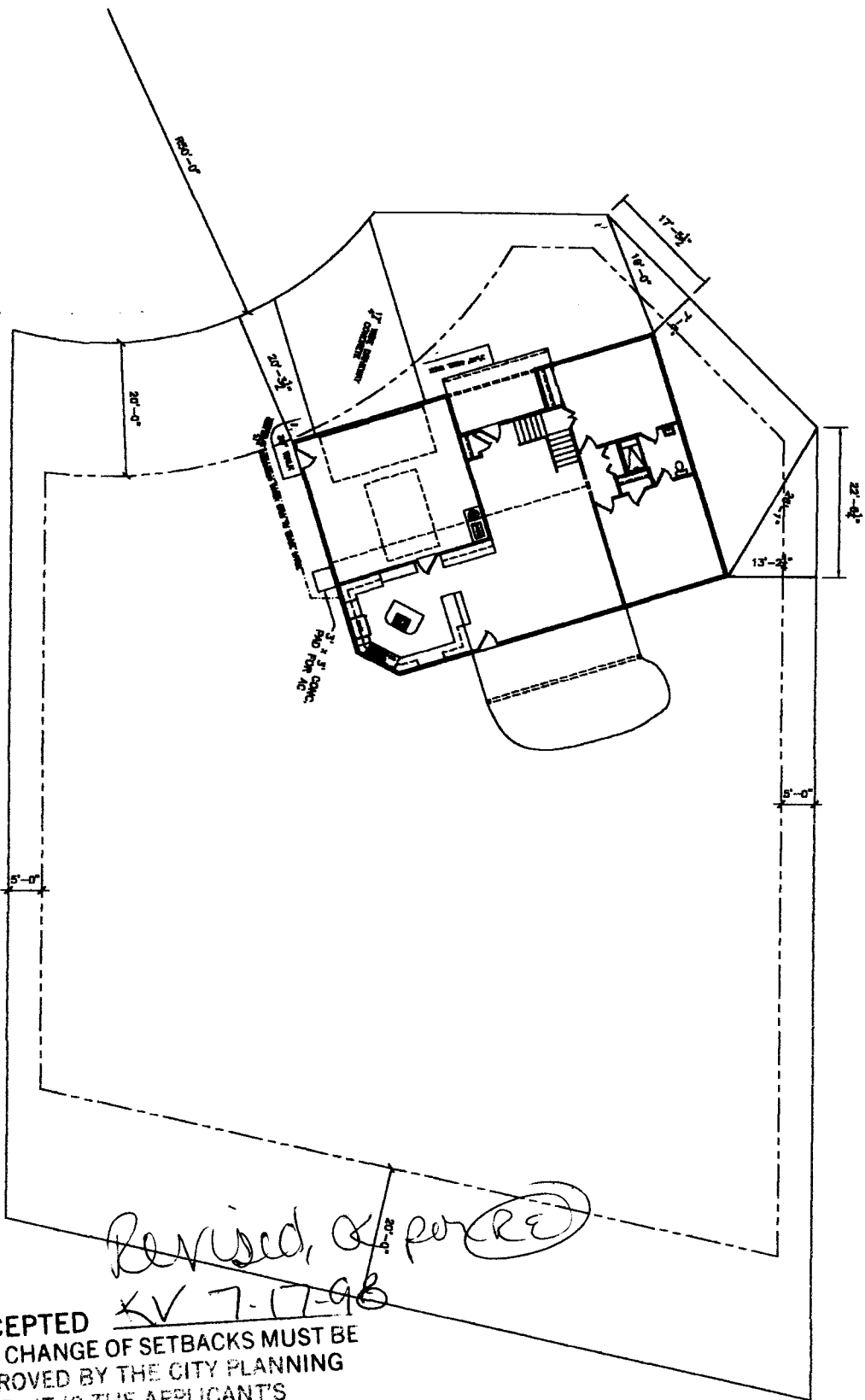
FLOORPLAN
LOT 5, HIGH RIDGE DRIVE



Auto
DRAFT
COMPUTER AIDED DRAFTING
BRAND JUNCTION, CO (703) 241-8788

REVISIONS

NOTED:
1. IT IS THE RESPONSIBILITY OF THE APPLICANT OR OWNER TO VERIFY DETAILS
AND INFORMATION PRIOR TO CONSTRUCTION.



LOT 5
HIGH RIDGE DRIVE

*Revised, & forced
KV 7-17-98*

ACCEPTED
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APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

07/16/98

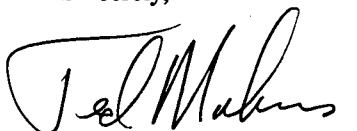
Ridge Point ACCO
121 Chipeta Avenue
Grand Junction, CO 81501
(970) 243-0929

George Mott
418 Eagle Crest Court
Grand Junction, CO 81503

Dear George,

The ACCO of Ridge Point has reviewed the changes to plan revision "D" dated 07/15/98 and approves the plans for new residential construction located at Lot 5, High Ridge Drive, Grand Junction, CO. If you have any questions, you may contact me at 243-0929.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ted Munkres".

Ted Munkres
Ridge Point, ACCO