

FEE \$ 10.00
TCP \$ 500.00

BLDG PERMIT NO. 76038

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 390 High Ridge Drive TAX SCHEDULE NO. 2945-212-17-003
 SUBDIVISION Ridge Point I SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2313
 FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) Ø
 (1) OWNER Free Style, Inc. NO. OF DWELLING UNITS
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 121 Chipeta Ave
 (1) TELEPHONE 243-0929 NO. OF BLDGS ON PARCEL
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Free Style, Inc. USE OF EXISTING BLDGS Single Family Home
 (2) ADDRESS 121 Chipeta Ave. DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 243-0929 Construction, residential use

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PL 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 _____
 Maximum Height 32'
 CENS.T. 1401 T.ZONE 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 [Signature] Date 4/19/00
 Department Approval [Signature] Date 4/21/00

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 13038

Utility Accounting [Signature] Date 4/21/00

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)