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2  
**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 77976



Your Bridge to a Better Community

BLDG ADDRESS 543 Ridgestone Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 5' x 36'  
 TAX SCHEDULE NO. 2945-074-22012 SQ. FT. OF EXISTING BLDGS 45' x 28'  
 SUBDIVISION The Bluffs W. East TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING 3 BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER James Taylor NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) ADDRESS 543 Ridgestone Ct USE OF EXISTING BUILDINGS Home  
 (1) TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE Deck  
 (2) APPLICANT Shane Washington TYPE OF HOME PROPOSED:  
 (2) ADDRESS 543 Ridgestone Ct \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property 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 PR-2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7' from PL, Rear 10' from PL Parking Req'mt No Change  
 Maximum Height \_\_\_\_\_ Special Conditions ACC Approval Req'd.  
 CENSUS 1401 TRAFFIC 91 ANN# \_\_\_\_\_

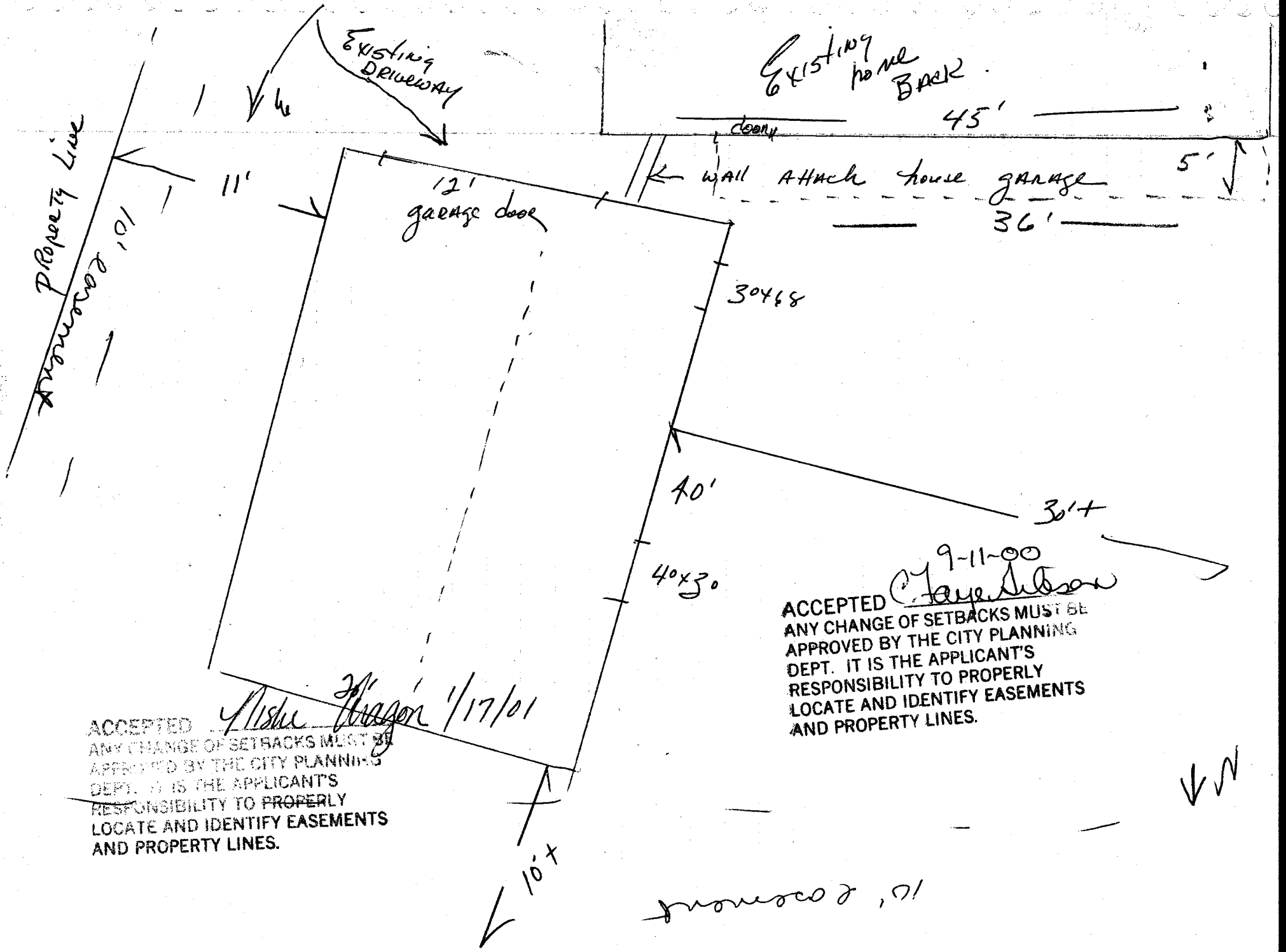
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Shane Washington Date Jan 17, 01  
 Department Approval Nisha Magor Date 1-17-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Retest</u>	Date	<u>1/17/01</u>

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



ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
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 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
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10' Easement