

DATE SUBMITTED 8-10-93

BUILDING PERMIT NO. 46074

FEE \$ 5.00

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

BLDG ADDRESS 2420 Hidden Valley Dr
SUBDIVISION Ridge
FILING 3 BLK 5 LOT 24A
TAX SCHEDULE NO. 2945-212-14-021
OWNER TERRY COUTEE
ADDRESS 2420 Hidden Valley Dr
TELEPHONE 243-5786

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576
SQ. FT. OF EXISTING BLDG(S) NA
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

DESCRIPTION OF WORK AND INTENDED USE:
Garage & Master Bedroom Closet

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR
SETBACKS: Front 20' from property line or from center of ROW, whichever is greater
Side 10' from property line
Rear 10' from property line
Maximum Height 25'
Maximum coverage of lot by structures 35%

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO X
CENSUS TRACT 14 TRAFFIC ZONE 96
PARKING REQ'MT _____
SPECIAL CONDITIONS: Ridge ACC approval (obtained)

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Marcia Pitz
Date Approved 8-10-93

Applicant Signature Clay Mullis
Date 8-10-93

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

(White: Planning)

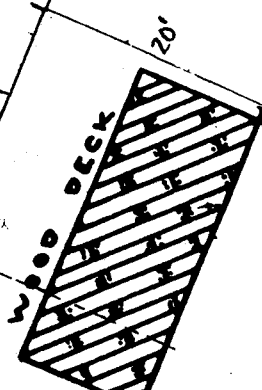
(Yellow: Customer)

(Pink: Building Department)

S 22° 45' 39" E 124.63

5' IRRIGATION EASEMENT

LOT 24.A



1 STORY FRAME HOUSE

GARAGE

CONC. DRIV

OVERHANG

N 08° 33' 05" W

5' IRR. ESMT.

96.02

N 09° 48' 21" W

70.03

NOTES

Dimensions set by other documents set by other documents

$$\begin{array}{r}
 24 \\
 24 \\
 \hline
 48 \\
 48 \\
 \hline
 96
 \end{array}$$

APPROVED Ridge Architectural
Control Committee *[Signature]*

NOTE: Architectural Control Committee assumes no responsibility for the design, construction, or performance to all applicable codes.

