

FEE \$ 10.00

BLDG PERMIT NO. 50214

TCP - 500.00

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2397 Mariposa Dr. TAX SCHEDULE NO. ~~1829~~ 2945-201-11-007
 SUBDIVISION TL Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1829
 FILING 3 BLK 19 LOT 7C SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER G.A. Garrett NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2386 West Plateau Ct.
 (1) TELEPHONE 243-2572 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS _____
 (2) ADDRESS _____⁴⁸ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ above New Home Construction

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 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or _____ Parking Req'mt 2
 _____ from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 10' from PL
 Maximum Height 25' CENSUS TRACT 14 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).

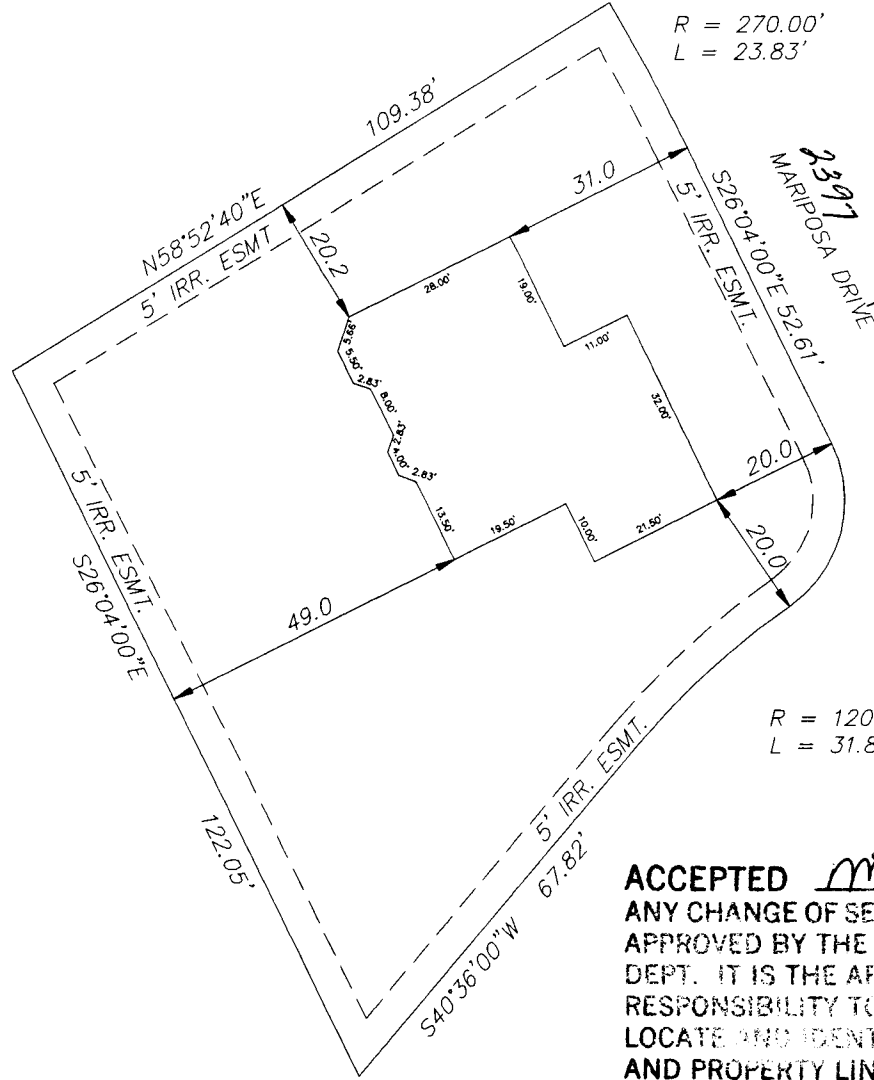
Applicant Signature G.A. Garrett Date Oct 17, 1994
 Department Approval Marcia Pitz Date 10-17-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7901 - S/F
 Utility Accounting Mellie Fowler Date 10-17-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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

$R = 270.00'$
 $L = 23.83'$

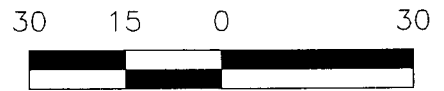


APPROVED Ridges Architectural Control Committee

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SCALE: 1" = 30'



ACCEPTED *MP 10-17-94*
 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.

CENTURY SURVEYING
 P.O. BOX 356, GRAND JCT., CO 81502
 303-241-2667

HOUSE LOCATION FOR
 LOT 7C, BLOCK 19,
 THE RIDGES FILING 3

JOB NO. 8308 SHEET 1 OF 1