

FEE \$ 10<sup>00</sup>  
TCP \$

BLDG PERMIT NO. 58299  
PR-95-180

### PLANNING CLEARANCE

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 375 Hillview Dr. TAX SCHEDULE NO. 2945-202-15-001  
 SUBDIVISION The Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4100  
 FILING 5 BLK 13 LOT 17 SQ. FT. OF EXISTING BLDG(S) -0-  
 (1) OWNER G.H. Garrett NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2387 Mariposa Dr. NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243-0572 USE OF EXISTING BLDGS Residence  
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS \_\_\_\_\_ New Residential Construction  
 (2) TELEPHONE \_\_\_\_\_

256-817

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 4 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Maximum Height \_\_\_\_\_  
 Parking Req'mt \_\_\_\_\_  
 Special Conditions Approved site plan!  
ALCO approval in file  
 CENSUS TRACT 1401 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 [Signature] Date 11-5-96  
 Department Approval Ronnie Edwards for K.P. Date 11-7-96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. See letter dtd 6/24/96 in Ridges file

Utility Accounting Marshall-Cole Date 11/7/96

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)