

✓ #1367

FEE \$ 10.00  
TCP \$ 500.00

BLDG PERMIT NO. 57346  
File PDR-95-180

Backs to open space - \$225

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

✓ TCP

#### THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 375 Hillview Drive TAX SCHEDULE NO. ~~1931055~~ 2945-202-06-037,038,039

SUBDIVISION The Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1156

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: -0- THIS CONSTRUCTION

(1) ADDRESS 2387 Mariposa Dr. 81503 NO. OF BLDGS ON PARCEL BEFORE: -0- AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-0572 USE OF EXISTING BLDGS Garage - Storage - Green House

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: Auto & tool storage - small plant growth.

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

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 PLW, whichever is greater Parking Req'mt 8

Side as approved on plan from PL Rear \_\_\_\_\_ from PL Special Conditions approved site plan + ACCO approved in fill - for Garage Only

Maximum Height 32' 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.H. Garrett Date 8-20-96

Department Approval Kathy Portner Date 8/27/96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - Garage only

Utility Accounting Millie Fowler Date 8-27-96

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)