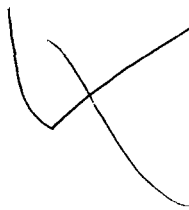


FEE \$ 10⁰⁰
 TCP \$ 570⁰⁰

BLDG PERMIT NO. 55546

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2336 1/2 Rattlesnake Ct. TAX SCHEDULE NO. 2945 202 19019
 SUBDIVISION The Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1320
 FILING 5 BLK 25 LOT 19A SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER G.H. Garrett NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2397 Mariposa Dr. NO. OF BLDGS ON PARCEL
81503 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-0572 USE OF EXISTING BLDGS —
 (2) APPLICANT G.H. Garrett DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS _____
 (2) TELEPHONE _____ Construct Single Family Residence

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 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' min. from PL Rear 10' from PL
or 10' between bldgs CENS.T. 14 T.ZONE 96 ANN# _____
 Maximum Height _____

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 3-19-96
 Department Approval Ronnie Edwards Date 3/20/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. W09037 Transferred
W09038
 Utility Accounting Millie Fowler Date 3-20-96

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)