

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	—



BLDG PERMIT NO. 67682

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

BLDG ADDRESS 2346 Rattlesnake Ct. TAX SCHEDULE NO. 2945-202-20-010

SUBDIVISION The Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1370

FILING File BLK Twenty SLOTT 10A SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER G.A. Lee Garrett NO. OF DWELLING UNITS
BEFORE: 0 AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 375 Hillview Grand Jct. NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-0572 USE OF EXISTING BLDGS residential

(2) APPLICANT Lee Garrett DESCRIPTION OF WORK AND INTENDED USE: construction
of new single family home

(2) ADDRESS _____

(2) TELEPHONE _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roperity lines, ingress/egress to the property, driveway location & width & all easements & 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 2
or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 10' from PL Special Conditions ACCO approval
req'd.

Maximum Height _____ CENSUS 1401 TRAFFIC 96 ANNEX# _____

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 11-09-98

Department Approval [Signature] Date 11-12-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 11745

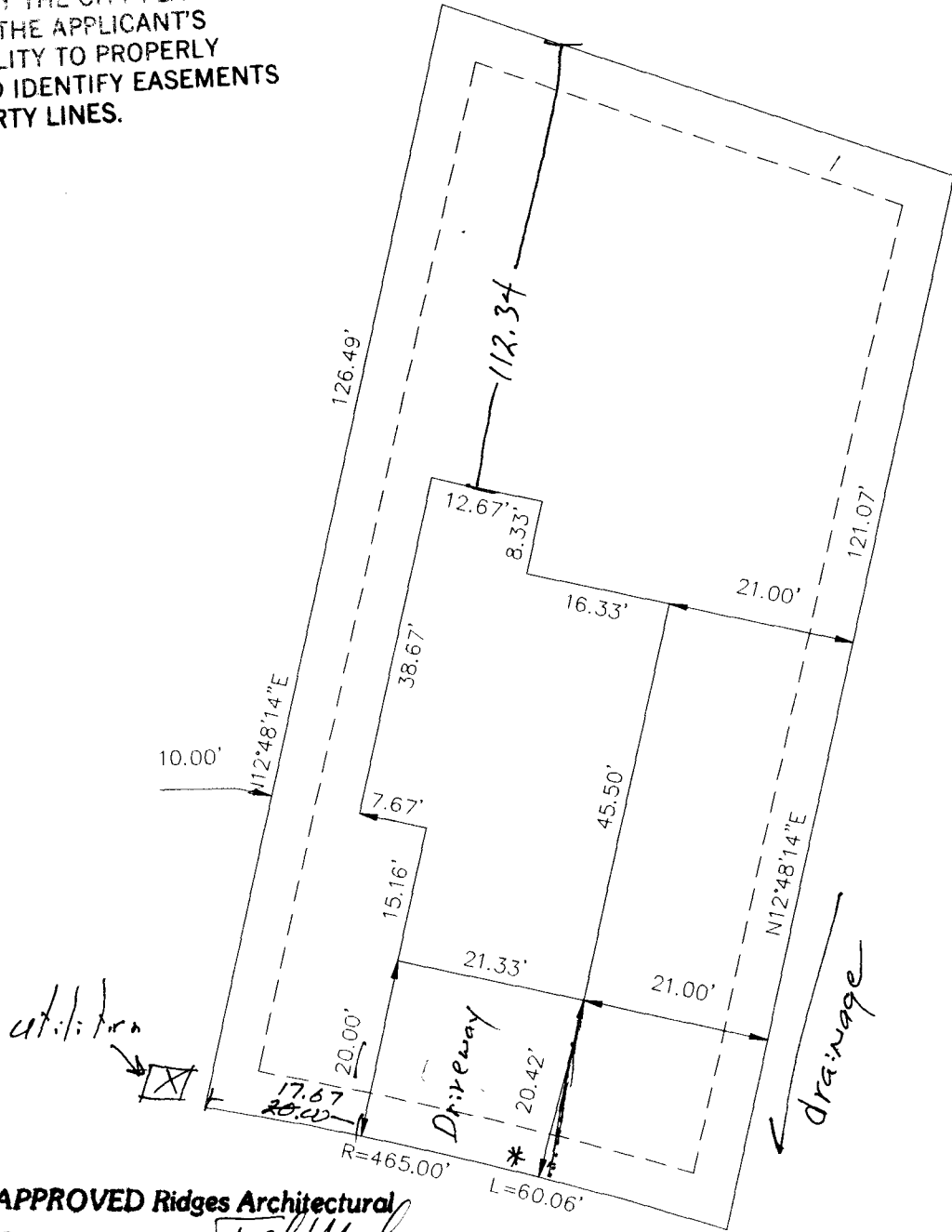
Utility Accounting [Signature] Date 11/12/98

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)

2346 Rattlesnake Ct.
The Ridge

ACCEPTED SLC 11.12.98
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.



APPROVED Ridges Architectural
Control Committee [Signature]

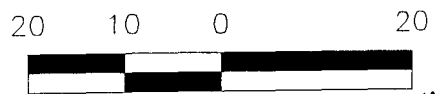
[Signature]

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

* culvert under driveway
open ditch and gravel shoulder



SCALE: 1" = 20'



Drive OK -
Need work in right of way
permit for culvert (see sketch)
in Public works)
Rick Davis
11-10-98

Tax # 2945-202-20-010

2346

~~2345~~ Rattlesnake Ct.

A	25'	10'	10'
B	20'	20'	10'
C	20'	20'	10'

* 10' between non contiguous lots

