

DATE SUBMITTED: 11/12/92

PERMIT NO. 43587 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 416 Prospector's Point

SQ. FT. OF BLDG: 1842 + 1830

SUBDIVISION Ridges

SQ. FT. OF LOT: 13000

FILING # 6 BLK # 9 LOT # 18A

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-174-34-018
019

NO. OF BUILDINGS ON PARCEL BEFORE THIS
PLANNED CONSTRUCTION: 0

OWNER Dennis & Glenn Stack

USE OF EXISTING BUILDINGS:
single family home

ADDRESS 426 E. Mayfield

DESCRIPTION OF WORK AND INTENDED USE:
Build new home

TELEPHONE: 245-5188

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PR-4

FLOODPLAIN: YES _____ NO X

ETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 10' REAR 10'

CENSUS TRACT: 14 TRAFFIC ZONE: 96

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Angeline Barrett
Department Approval

Dennis Stack
Applicant Signature

11/12/92
Date Approved

11-12-92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



SETBACK AND DRAINAGE PLAN
STARK-416 PROSPECTORS POINT

DIRECTION OF FLOW
BREAK LINE FOR
CHANGE OF FLOW
DOWNSPOUT DROP
POINT

A. Barrett