

DATE SUBMITTED 12/15/93

BUILDING PERMIT NO. _____

FEE \$ 5.00

PLANNING CLEARANCE

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

BLDG ADDRESS 3830 Huron St. N. SQ. FT. OF PROPOSED BLDG(S)/ADDITION Retaining wall
 SUBDIVISION Huron St. N. SQ. FT. OF EXISTING BLDG(S) 3,660
 FILING _____ BLK _____ LOT 10 NO. OF FAMILY UNITS 1
 TAX SCHEDULE NO. 2945-021-13-010 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
 OWNER Mary & Minger Rice DESCRIPTION OF WORK AND INTENDED USE:
 ADDRESS 2936 Applewood Cir. 5' retaining wall behind the front yard setback
 TELEPHONE 245-5215

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR DESIGNATED FLOODPLAIN: YES _____ NO X
 SETBACKS: Front 20' from property line or from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____
 Side 0' from property line } don't need set back for retaining wall less than 6' CENSUS TRACT 10 TRAFFIC ZONE 20
 Rear 0' from property line } PARKING REQ'MT 2
 Maximum Height 6' SPECIAL CONDITIONS: Meets requirements of fence regulation - Must be approved by the ACC - See also permit # 45067
 Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

Department Approval Kathy Porter Applicant Signature Nawaya Mart
 Date Approved 12/16/93 Date 12-16-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

GINGER RICE
RT 10 HORIZEN GLENN
GRAND JCT. CO 81501

DEAR GINGER,

PLEASE ACCEPT THIS AS FORMAL APPROVAL OF THE WALL DESIGN YOU SUBMITTED TO THE
ACCO. A QUORUM HAS APPROVED THE DESIGN. IF YOU HAVE ANY QUESTIONS OR NEED ANY
FURTHER DOCUMENTATION PLEASE CONTACT ME. WE ARE NOT KEEPING A COPY OF THE PLAN
OF THE WALL IN OUR FILE, AS IT IS DEEMED A MINOR CHANGE.

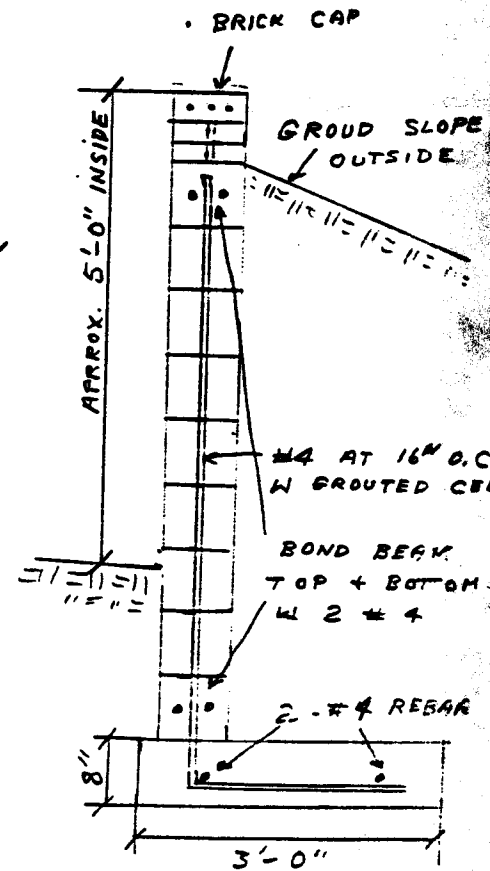
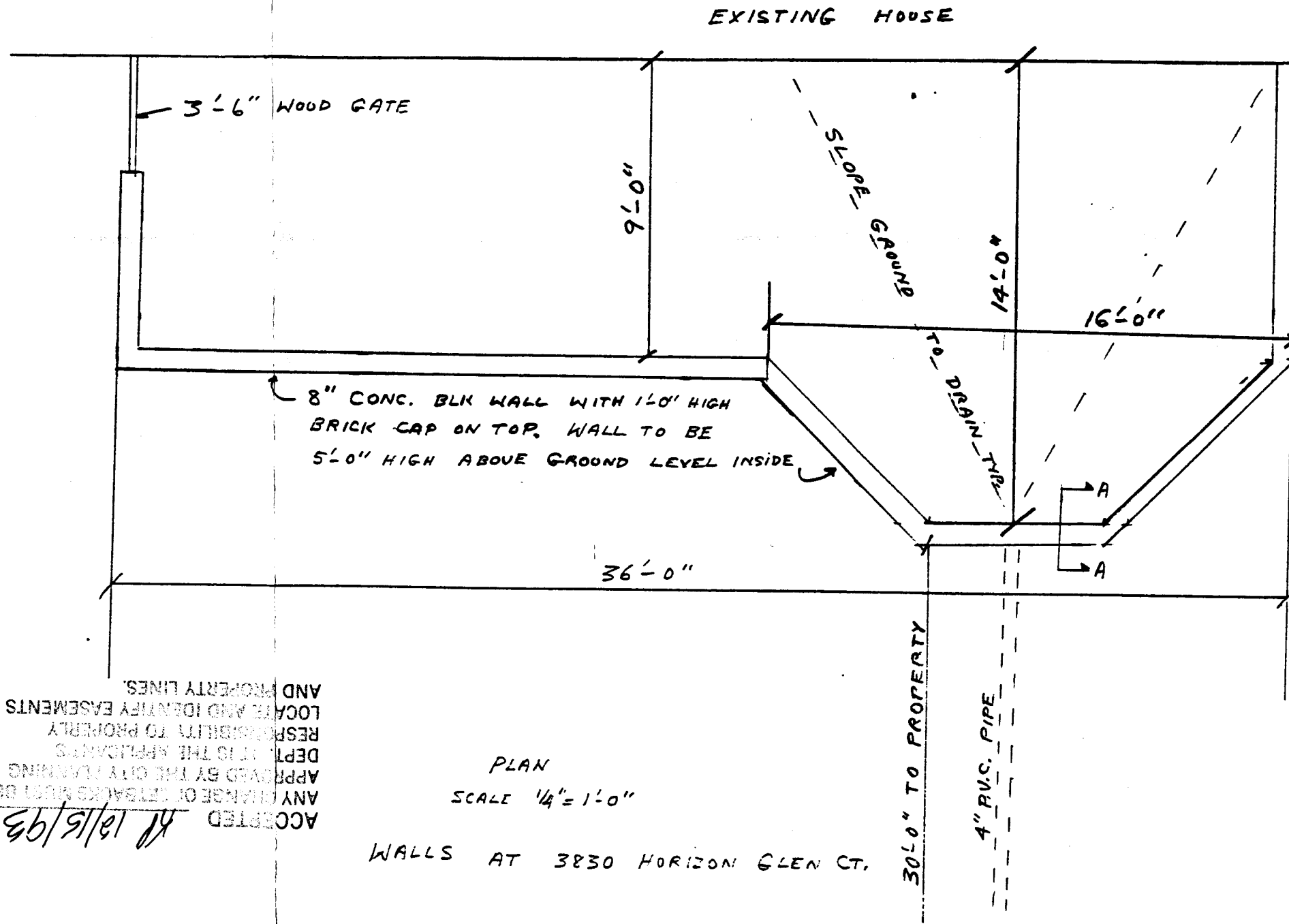
SINCERELY,



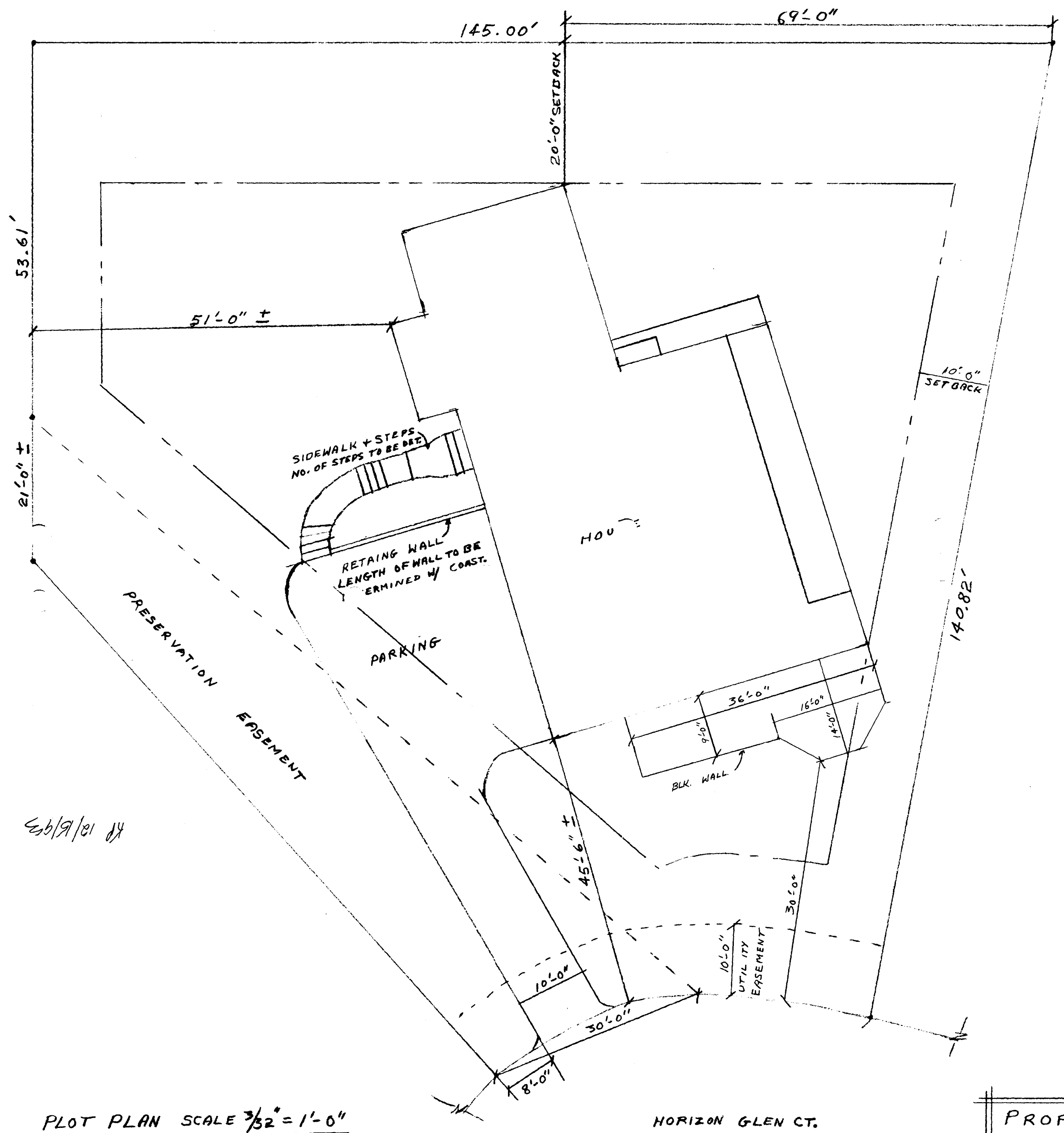
WILLIAM E. FOSTER II

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
JAN 11 1984

file # 52-93
 Dwayne Marden 243-7365



SECTION A A
 SCALE 1/2" = 1'-0"



PLOT PLAN SCALE $\frac{3}{32} = 1'-0"$

HORIZON GLEN CT.

PROPOSED RESIDENCE
FOR
GEORGE & GINGER RICE
3830 HORIZON GLEN CT.