

DATE SUBMITTED: 7-8-93

PERMIT NO. 4559Y

FEE \$ \_\_\_\_\_

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 424 Prospectors Point

SQ. FT. OF BLDG: 1400

SUBDIVISION Ridges

SQ. FT. OF LOT: 6400

FILING # 6 BLK # 9 LOT # 26A

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-174-29-026

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: none

OWNER Marjorie Genova

USE OF EXISTING BUILDINGS: n/a

ADDRESS 2234 Rimrock Road GJ CO

DESCRIPTION OF WORK AND INTENDED USE: residence

TELEPHONE: 245-2776

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

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE PR

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

SIDE 3/17 REAR 31

CENSUS TRACT: 14 TRAFFIC ZONE: 96

MAXIMUM HEIGHT 25

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

as per ACC

ACC # 93-26 7/2/93

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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.

Kathleen Wilson  
Department Approval  
7/8/93  
Date Approved

William Wilson  
Applicant Signature  
7-8-93  
Date

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

N50°52'10"E  
83.14'

S95°0'  
TO 81'

Block 9  
Lot 26A

N41°46'10"W  
100.14'

House  
1,400.18 sq.ft.

ACCEPTED 7/8/93 *lll*  
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.

Garage  
428.75 sq.ft.

Side Walk

17'-5 15/16"

Drive Way

20'

R=150'

Prospectors Point

N20°54'36"W  
705.88'

