DATE SUBMITTED: 5/3/93

PERMIT NO. 44946

FEE $ 5⁰⁰

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 4225 Prospector's Pt. #10

SQ. FT. OF BLDG: 1667

SUBDIVISION Lot 10, Columbine Village Replat of Ridge

SQ. FT. OF LOT: 3320

FILING # 6   BLK # 9   LOT # 25

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-174-29-155

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

OWNER Free Style Design & Building

USE OF EXISTING BUILDINGS:

ADDRESS 121 Chipeta Ave.

TELEPHONE: (303) 243-0929
Dan

DESCRIPTION OF WORK AND INTENDED USE:
New Construction - Residential

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

Designated
FLOODPLAIN: YES _____   NO ✓

SETBACKS: FRONT 8 10'

GEOLOGIC HAZARD: YES _____   NO _____

SIDE 0'   REAR 10'

CENSUS TRACT: 14   TRAFFIC ZONE: 96

MAXIMUM HEIGHT 25

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.

_____
Department Approval

_____
Applicant Signature

5/3/93
Date Approved

May 3, 1993
Date

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

N 33° 29' 10" W
50.08'

N 15° 07' 30" E
10.00'

LINE OF SETBACK

36'

DECK

5:12

5:12

S 85° 00' 00" W
104.10'

Ridge

3'

S 85° 00' 00" W
100.54'

3'

5:12

5:12

Covered Porch

5:12

5:12

HIP

HIP

5:12

5:12

5:12

Ridge

5:12

5:12

Conc. Sidewalk

Conc. Driveway

15'

N 12° 18' 20" W   CH. 41.80'

street