

DATE SUBMITTED: 5-27-93

PERMIT NO. 45134
FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 412 1/2 Prospector Point

SQ. FT. OF BLDG: 1470

SUBDIVISION Ridges #6

SQ. FT. OF LOT: 7000

FILING # 6 BLK # 9 LOT # 15A

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-174-29-015

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

OWNER Marjorie Genova

USE OF EXISTING BUILDINGS:
n/a

ADDRESS 2234 Rimrock Rd

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 abut the parcel.

FOR OFFICE USE ONLY

ZONE PR

FLOODPLAIN: YES NO ✓

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES NO ✓

SIDE 10/0 REAR 10

CENSUS TRACT: 14 TRAFFIC ZONE: 96

MAXIMUM HEIGHT 32

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

N/A

approved ACC 5/26/93

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.

[Signature]
Department Approval
5/27/93
Date Approved

[Signature]
Applicant Signature
5-27-93
Date

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

