

DATE SUBMITTED: 5-21-93

PERMIT NO. 45072

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 421 1/2 Prospector Point

SQ. FT. OF BLDG: 1345

SUBDIVISION Ridges #6

SQ. FT. OF LOT: 4800

FILING # 6 BLK # 30 LOT # 2A

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-174-34-002

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

OWNER Dorothy Stewart

USE OF EXISTING BUILDINGS: residential none

ADDRESS 2150 College Place, GJ

DESCRIPTION OF WORK AND INTENDED USE: New residential

TELEPHONE: 245-8649

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 10/0

CENSUS TRACT: 14 TRAFFIC ZONE: 96

MAXIMUM HEIGHT 32

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

N/A

ACC APPROVAL # 93-19 5/24/93

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.

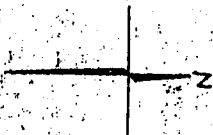
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Karl H. Meyer
Department Approval
5/17/93
Date Approved

[Signature]
Applicant Signature
5-21-93
Date

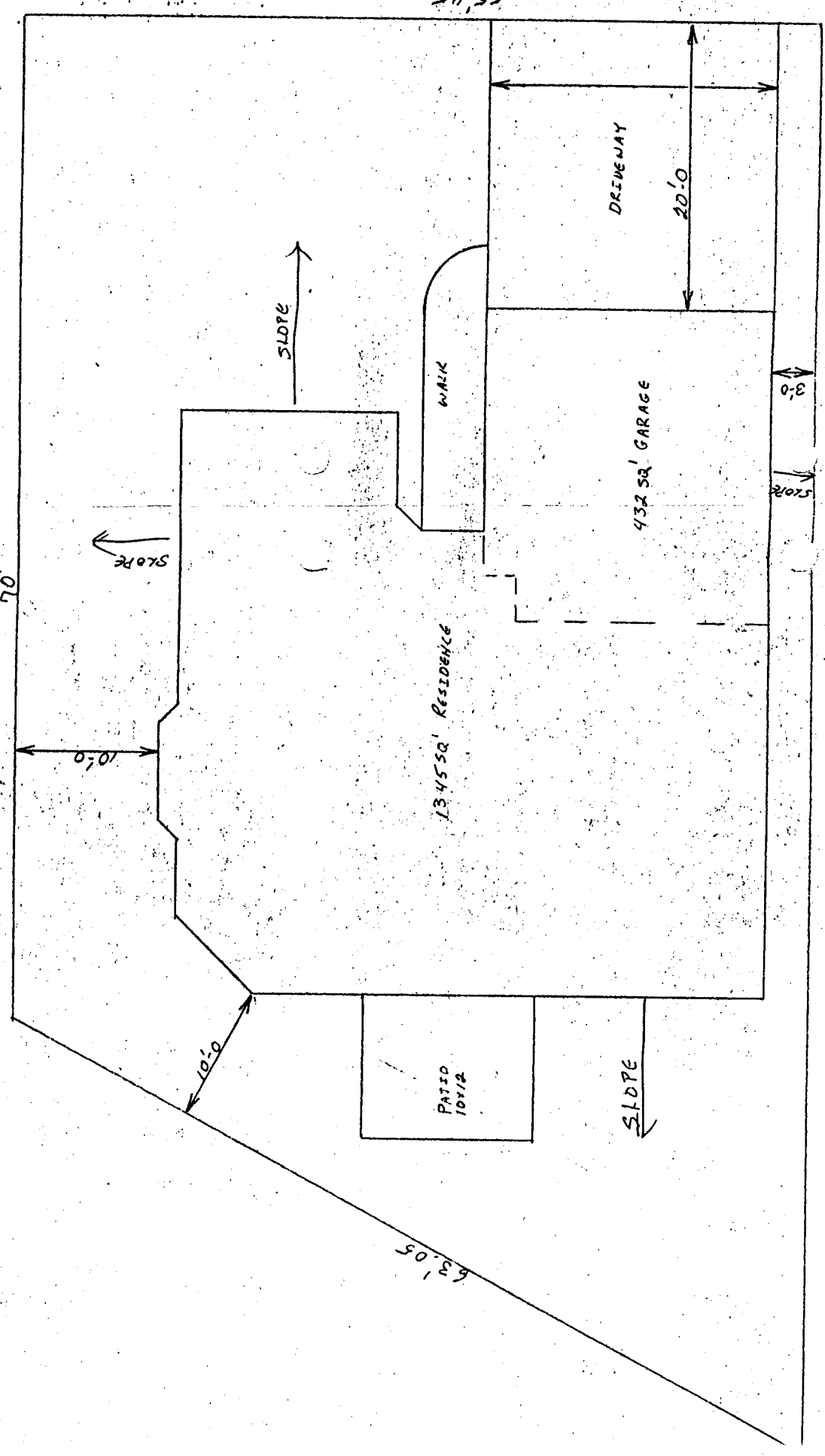
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

NOTE: A
mise en
forme de
formance



PROSPECTOR POINT ROAD

55'45"



CREATED 5/27/93 *KW*