

ISSUED 7/29/94
PERMIT NO. 49371
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 434 1/2 prospector Point

SQ. FT. OF BLDG: 2600

SUBDIVISION Ridges

SQ. FT. OF LOT: 8000

FILING # 6 BLK # 9 LOT # 37A

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-174-29-?
34-037

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

OWNER James Emanuel

USE OF EXISTING BUILDINGS: 0

ADDRESS P.O. 1623 C.S. 81502

DESCRIPTION OF WORK AND INTENDED USE:
New house

TELEPHONE: 434-4229

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 25

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

N/A

AS PER RIDGES COVENANTS
RIDGES ACCO ~~BY~~ SIGN OFF 6/16/93

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
6/21/93
Date Approved

[Signature]
Applicant Signature
6-21-93
Date

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

