

DATE SUBMITTED: 5/3/93

PERMIT NO. 44945V
FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 422.5 Prospector's Pt #19 SQ. FT. OF BLDG: 1695

SUBDIVISION Lot 19, Columbine Village, Reg'd of R-10's SQ. FT. OF LOT: 4264

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: 243-0929 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 FLOODPLAIN: YES _____ NO ✓

SETBACKS: FRONT 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).

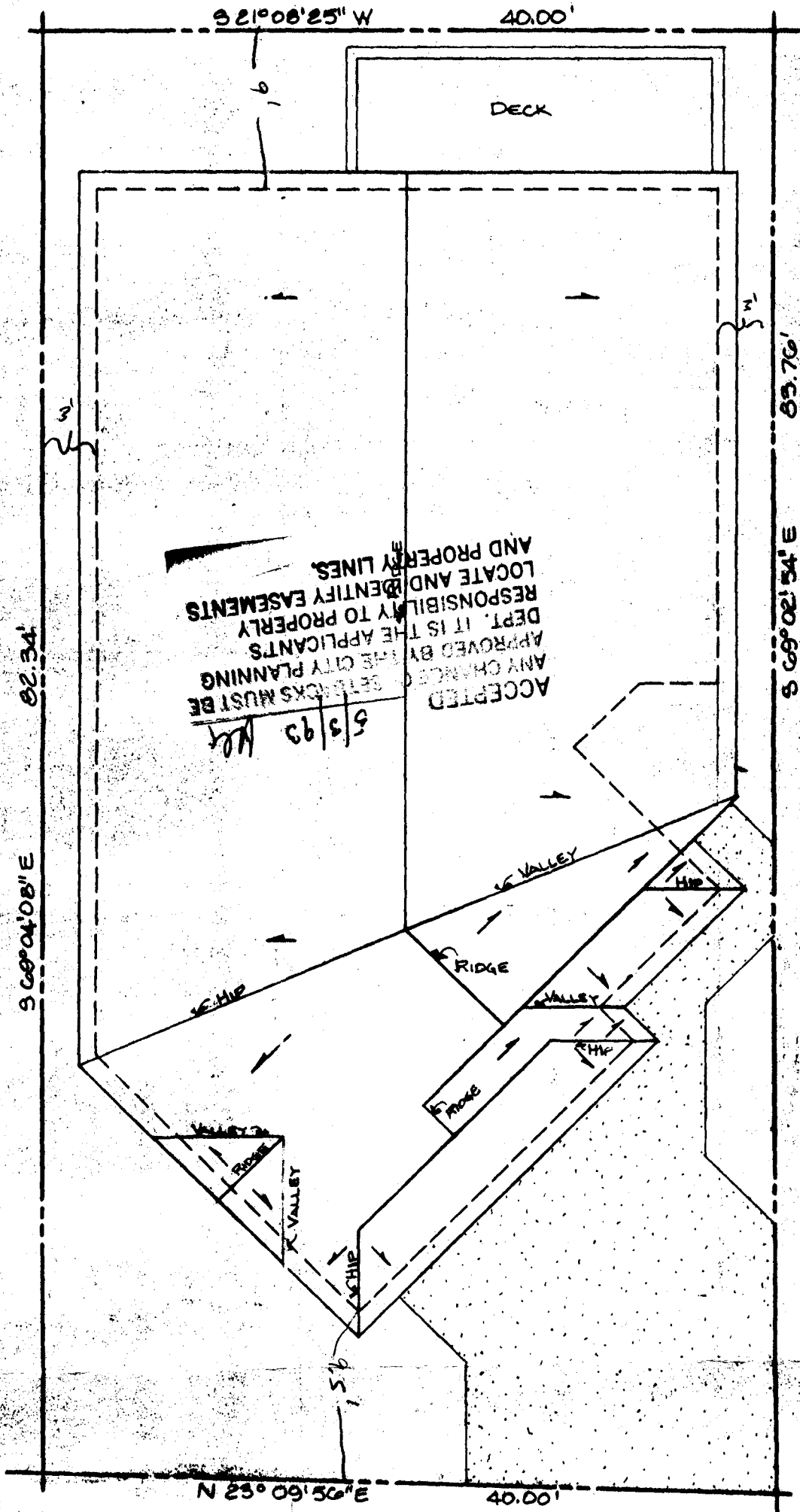
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

Karl Y. Metzger
Department Approval
5/3/93
Date Approved

B. Dennis Washington
Applicant Signature
May 3, 1993
Date

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



ACCEPTED
 ANY CHANGES TO THIS PLAN MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

5/3/93
 WJ



PLOT PLAN

SCALE: 1/8" = 1'-0"