

FEE \$ 500

BLDG PERMIT NO. 48982

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 421 Prospector Pt TAX SCHEDULE NO. 2945-174-34-203
 SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1325
 FILING 6 BLK 30 LOT 3A SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Scott Vaytilla NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2631 Central Dr NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-1833 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Steve Vaytilla DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 1204 N 7th St. _____
 (2) TELEPHONE 241-7653 New Construction

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 10' from PL Rear 10' from PL Special Conditions _____
 Maximum Height 25' CENSUS TRACT _____ TRAFFIC ZONE _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6-17-94
 Department Approval Konnie Edwards Date 6-17-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 2662
 Utility Accounting [Signature] Date 6/17/94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

50

20'

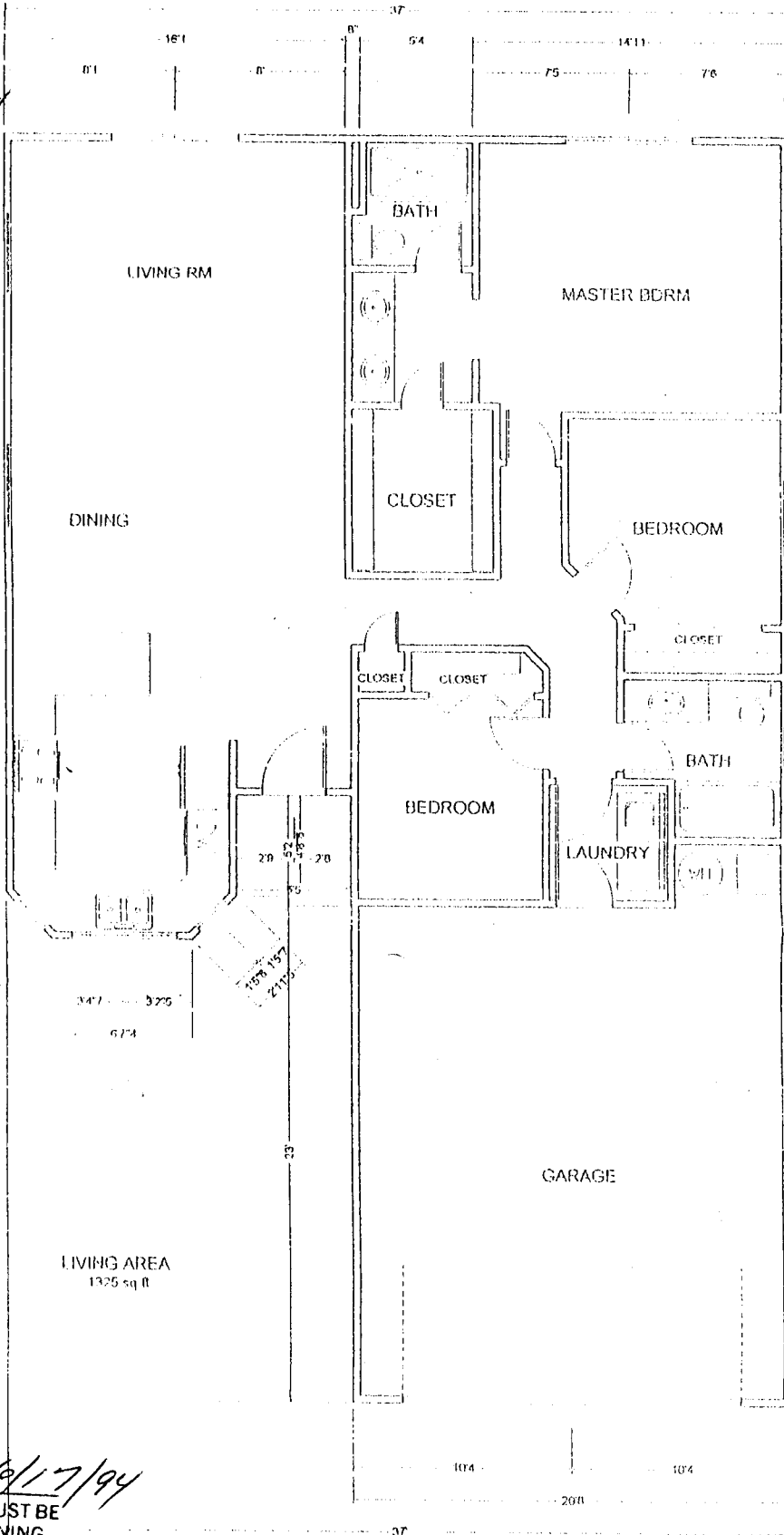
8' 3"

West House

5' 5'

100'

100'



ACCEPTED *Connie 6/17/94*
 ANY CHANGE OF SET BACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

APPROVED *Ridges Architectural Control Committee 6/8/94*

Joe M...

~~NOTE: Architectural Control Committee assumes no responsibility for the design, construction, or conformance to all applicable codes.~~

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50'

20'