

DATE SUBMITTED 3/11/94

BUILDING PERMIT NO. 47919
FEE \$ 500

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

BLDG ADDRESS 40 9 1/2 Prospector Pt SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1467 #
SUBDIVISION RIDGES
FILING 6 BLK 30 LOT 14A SQ. FT. OF EXISTING BLDG(S) none
TAX SCHEDULE NO. 2945-174-34-014 NO. OF FAMILY UNITS 1
OWNER Deena Fimbres NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION none
ADDRESS 226 West Parkview Cir,
TELEPHONE 241-8692 DESCRIPTION OF WORK AND INTENDED USE:
Single Family Residence

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR DESIGNATED FLOODPLAIN: YES _____ NO X
SETBACKS: Front 20' from property line or _____ from center of ROW, whichever is greater
Side 5' from property line GEOLOGIC HAZARD: YES _____ NO _____
Rear 10' from property line CENSUS TRACT 14 TRAFFIC ZONE 96
PARKING REQ'MT _____
SPECIAL CONDITIONS: _____
Maximum Height _____
Maximum coverage of lot by structures _____

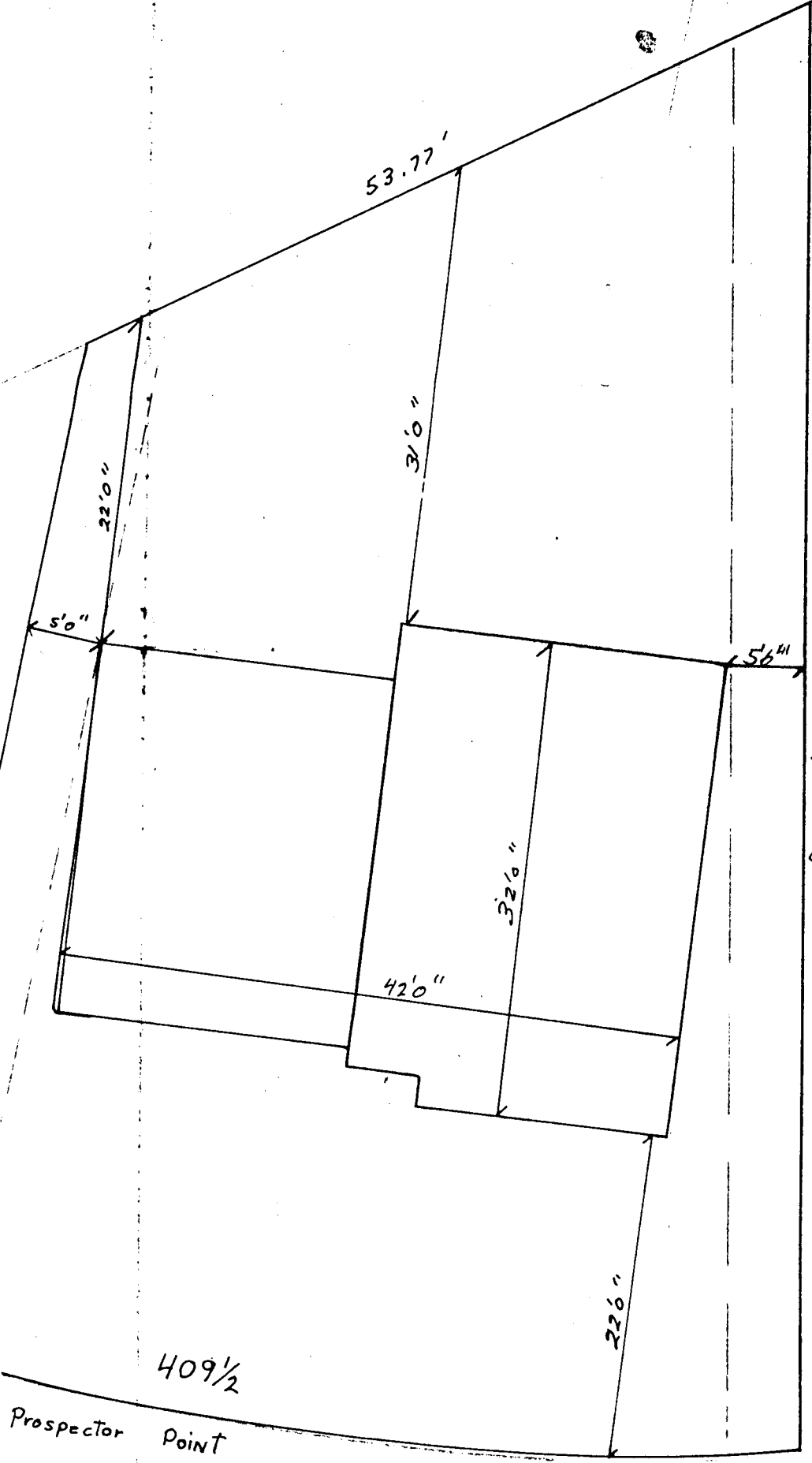
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

Department Approval [Signature] Applicant Signature [Signature]
Date Approved 3/11/94 Date 3/11/94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)



ACCEPTED RB
 ANY CHANGE OF SETBACKS
 APPROVED BY THE CITY PLA
 DEPT. IT IS THE APPLICANT
 RESPONSIBILITY TO PROPER
 LOCATE AND IDENTIFY EASE
 AND PROPERTY LINES.

Prospector Point

Lot 14 A.		SCALE
DATE	APPROVED BY	