

FEE \$ 5.00

BLDG PERMIT NO. 49004

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT ✓

BLDG ADDRESS 47 1/2 PROSPECTORS PT TAX SCHEDULE NO. 2945-124-29-160
 SUBDIVISION COLUMBINE VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1580
 FILING 6 BLK 9 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Free style NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 121 CHIPETA NO. OF BLDGS. ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-0929 USE OF EXISTING BLDGS 0
 (2) APPLICANT Free style DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 121 CHIPETA _____
 (2) TELEPHONE 243-0929 SINGLE FAMILY RES

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 R4 Maximum coverage of lot by structures _____
 SETBACKS: Front 10' from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side 0-10' from PL Rear 10' from PL Special Conditions Minimum building separation must be as per Building and Fire Code
 Maximum Height _____ CENSUS TRACT 14 TRAFFIC ZONE R0

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).

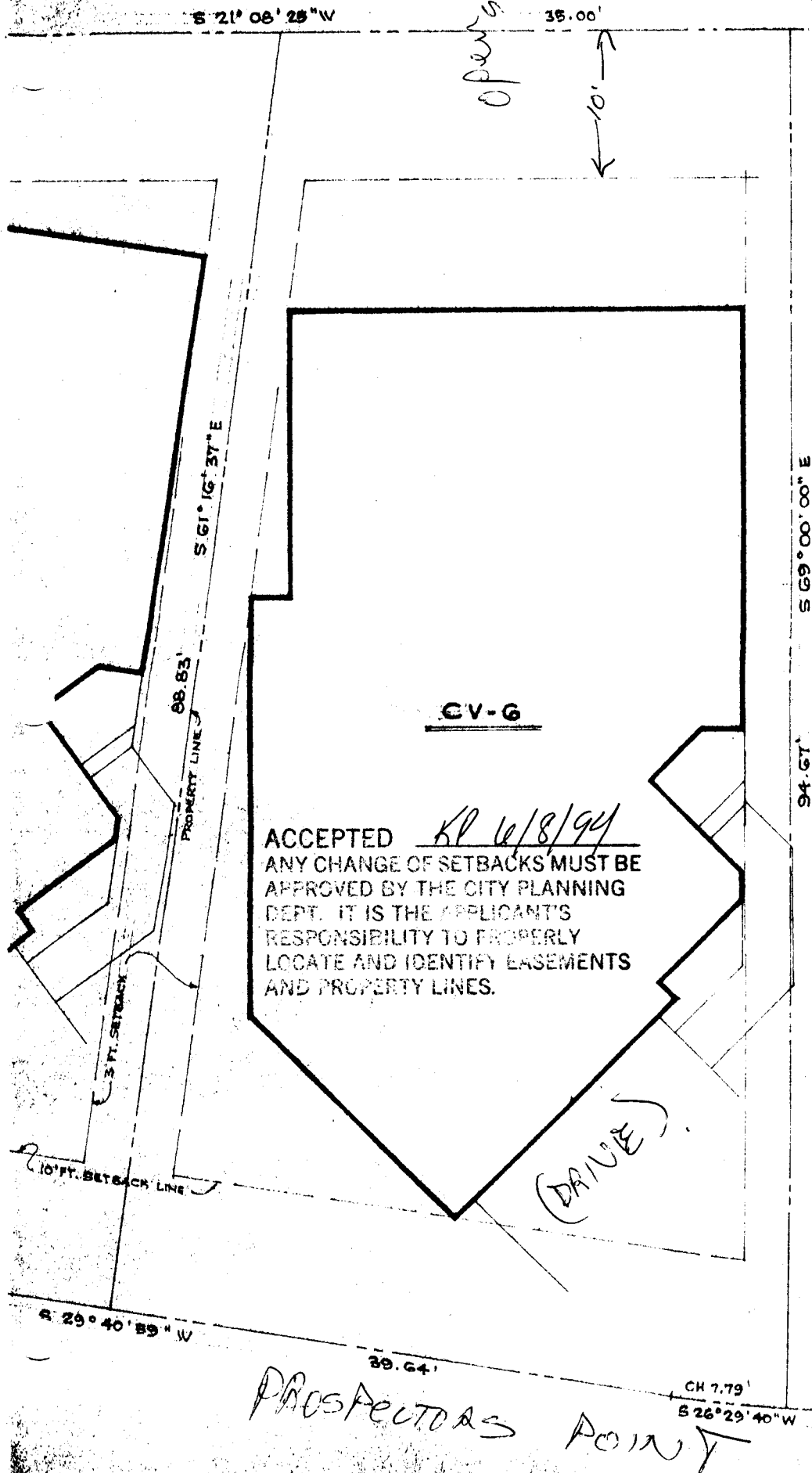
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Mance L Zerk Date 6-8-94
 Department Approval Kathy Portman Date 6-8-94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7630
 Utility Accounting C. Anderson Date 6-8-94

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)



fees

- RESIDENCE FOR -
 Colombine Village

DRAWN BY:	R.
DATE:	MAY 2
SCALE:	AS NO
SHEET:	A-4
OF:	