

DATE SUBMITTED: 1/28/94

47516  
PERMIT NO. ~~47516~~  
FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 422 1/2 Prosperator Pt. #9 SQ. FT. OF BLDG: 1690

SUBDIVISION Lot 9 Columbine Village Replat Ridge SQ. FT. OF LOT: 3300

FILING # 6 BLK # 9 LOT # 25 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # \_\_\_\_\_ NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Dave Buchanan USE OF EXISTING BUILDINGS: NA

ADDRESS P.O. Box 4775, G.J., CO

TELEPHONE: \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: Construction of single family dwelling

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

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FOR OFFICE USE ONLY

ZONE PR FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT 10 GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 0 REAR 10 CENSUS TRACT: 96 TRAFFIC ZONE: 14

MAXIMUM HEIGHT 25 PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ SPECIAL CONDITIONS: ACC on plans

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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  
1/28/94  
Date Approved

[Signature]  
Applicant Signature  
1-28-94  
Date

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



S 21° 08' 25" W

35.00'

PROPERTY LINE

89.69'

S 69° 44' 26" E

3 FT. SETBACK

83.64'

S 77° 41' 48" E

3 FT. SETBACK

10 FT. SETBACK

PROPERTY LINES

S 12° 31' 44" E

47.00'

