

DATE SUBMITTED: 1/11/94

PERMIT NO. 47438

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 422.5 Prosperity Pt. #22 SQ. FT. OF BLDG: 1650

SUBDIVISION ^{Lot 22} Columbine Village a replata of Ridge SQ. FT. OF LOT: 3200

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

TAX SCHEDULE # 2945-174-34-152 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Ted Munkres USE OF EXISTING BUILDINGS: NA

ADDRESS 121 Chopta Ave., G.J.

TELEPHONE: 243-0929 DESCRIPTION OF WORK AND INTENDED USE: New single family residence

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 2

LANDSCAPING/SCREENING REQUIRED: as per plan

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.

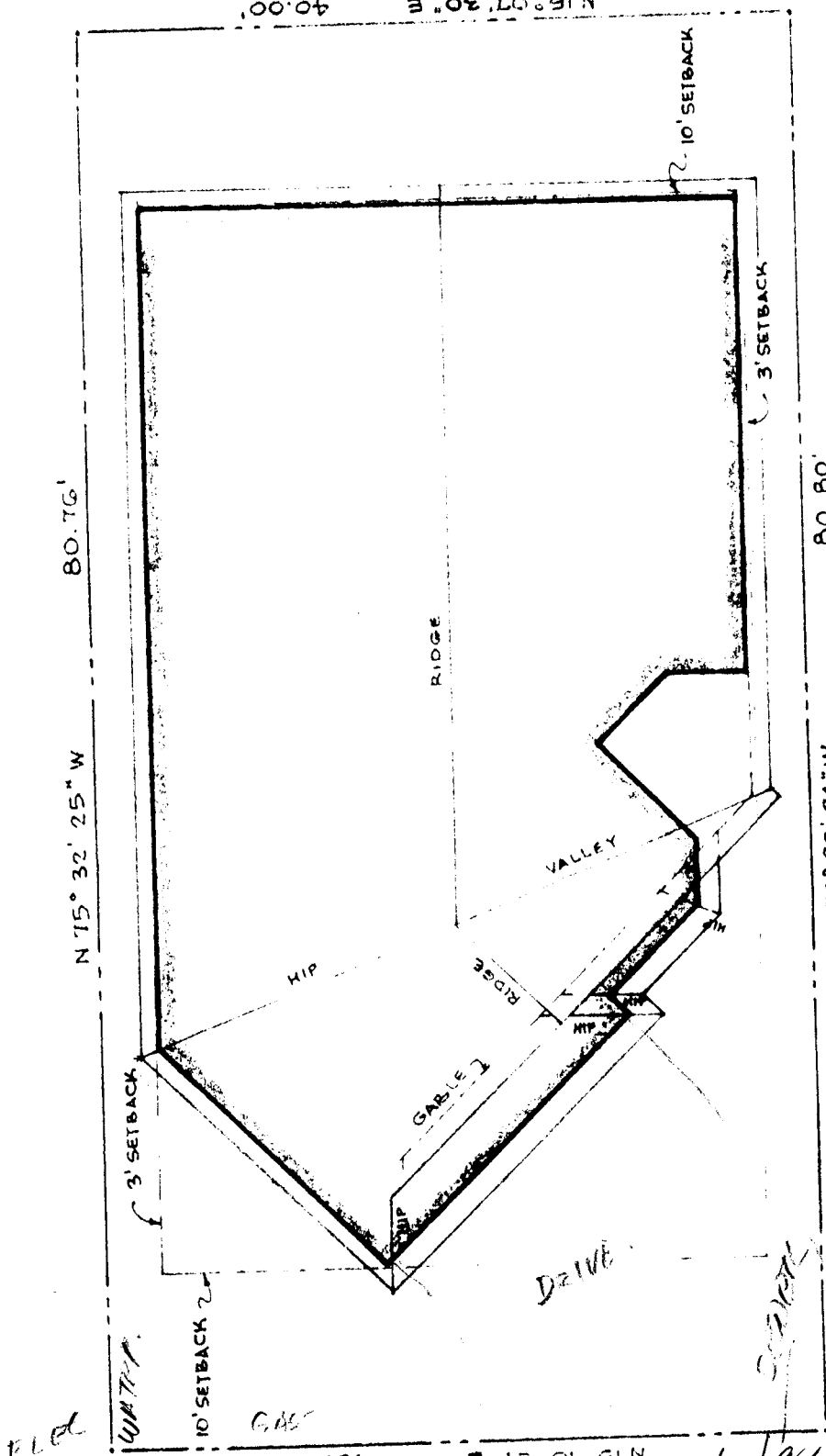
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]
Department Approval
1/11/94
Date Approved

Ted Munkres, Pres.
Applicant Signature
1-6-94
Date

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

North



SITE PLAN
SCALE: 1" = 10.0'

Street

ACCEPTED 1/11/94 Klll

ANY CHANGE TO THIS PLAN
 APPROVED BY THE
 DEPT. OF PUBLIC WORKS
 DEPARTMENT OF PLANNING AND ZONING
 AND PUBLIC WORKS