

FEE \$ 5.00

BLDG PERMIT NO. 49006

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 422 1/2 PROSPECTORS PT TAX SCHEDULE NO. 2945-174-29-100  
 SUBDIVISION COLUMBINE VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1350  
 FILING 6 BLK 9 LOT 5 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 single family Res-  
 (2) TELEPHONE 243-0929

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 4 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 10 from property line (PL) or \_\_\_\_\_ Parking Req'mt 2  
 \_\_\_\_\_ 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 96

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 Manuel Zeck Date 6-8-94  
 Department Approval Kathy Portman Date 6-8-94

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 7631  
 Utility Accounting C. Reardon 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)

FR  
Q. TRUSS &  
L. 1 1/2" x 6" x 10" RYP.



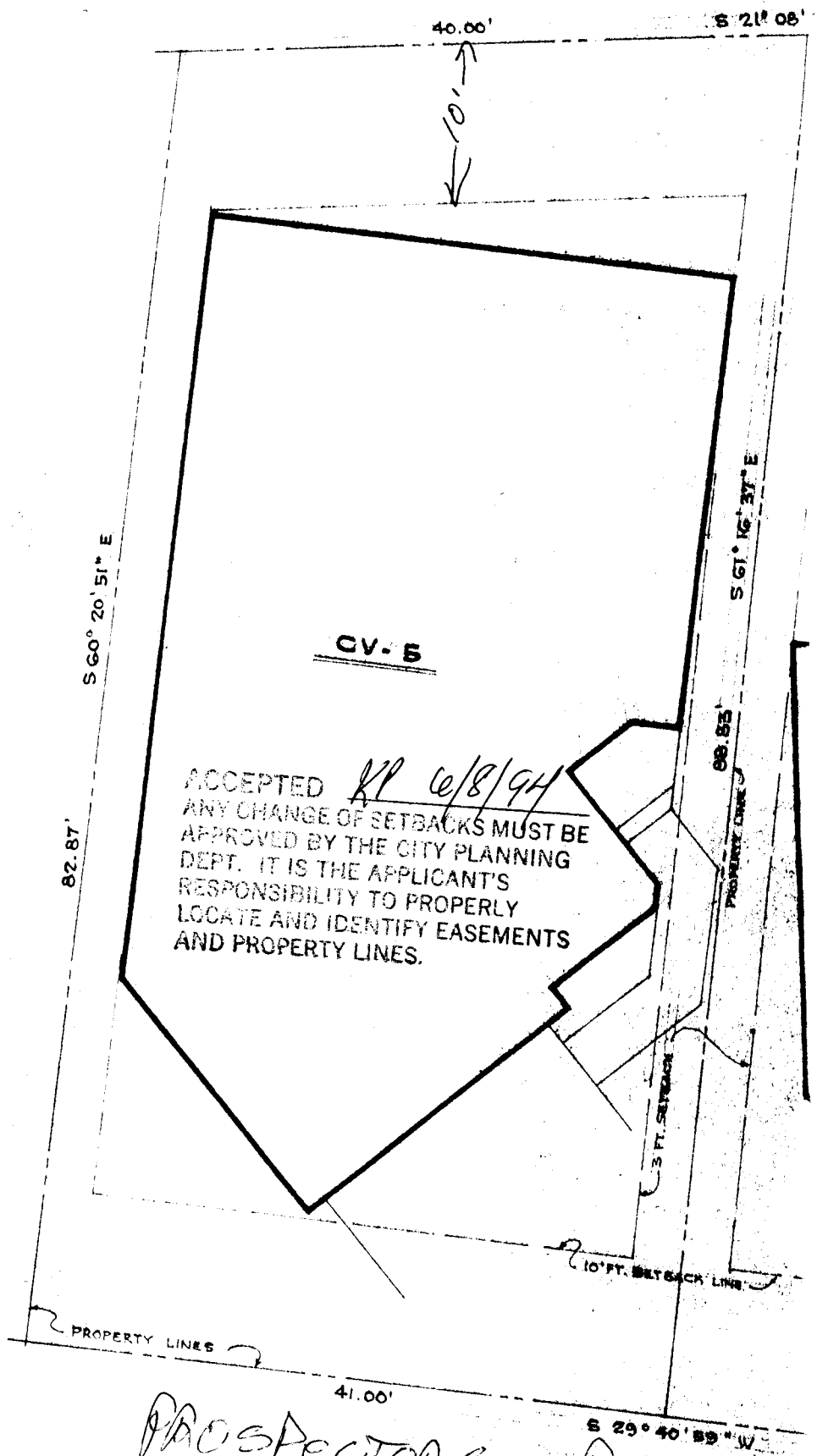
1x6 K.S. CEDAR  
FASCIA BOARD  
2x4 SUB-FASCIA

TO BE BUILT ON 1/2" EXT.  
ON 2x4 STUDS &  
1/2" P.F.G. BATT INSUL.  
TO INTERIOR

TO BE JOIST ON 2x6 R.D.V.D.  
W/ 1/2" x 1/2" x 1/2" ANCHOR BOLTS  
TO D.G.

FINISH GRADE

*Open SPACE*



*PROSPECTOR'S POINT*