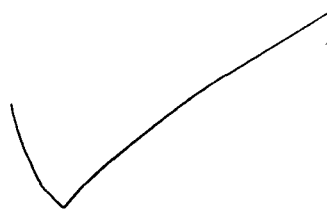


FEE \$ 70.00
TCP \$

BLDG PERMIT NO. NA

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 404 Prospectors Pt., G.J. TAX SCHEDULE NO. 2945-174-29-006
SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 100 sq. ft.
FILING 6 BLK 9 LOT 6A SQ. FT. OF EXISTING BLDG(S) 1505 sq. ft.
(1) OWNER John + Vera Cain NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 404 Prospectors Pt., G.J. NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
(1) TELEPHONE 245-0374 USE OF EXISTING BLDGS residence
(2) APPLICANT Same as above DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS ↓
(2) TELEPHONE ↓ Construction of Steel for Storage

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 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Side 10' from PL Rear 10' from PL Special Conditions ACCD approval
Maximum Height _____ required (rec'd 7-6-95)
CENS.T. 14 T.ZONE 9/p ANN# _____

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 Vera S. Cain Date _____
Department Approval Maria Rodriguez Date 7-7-95

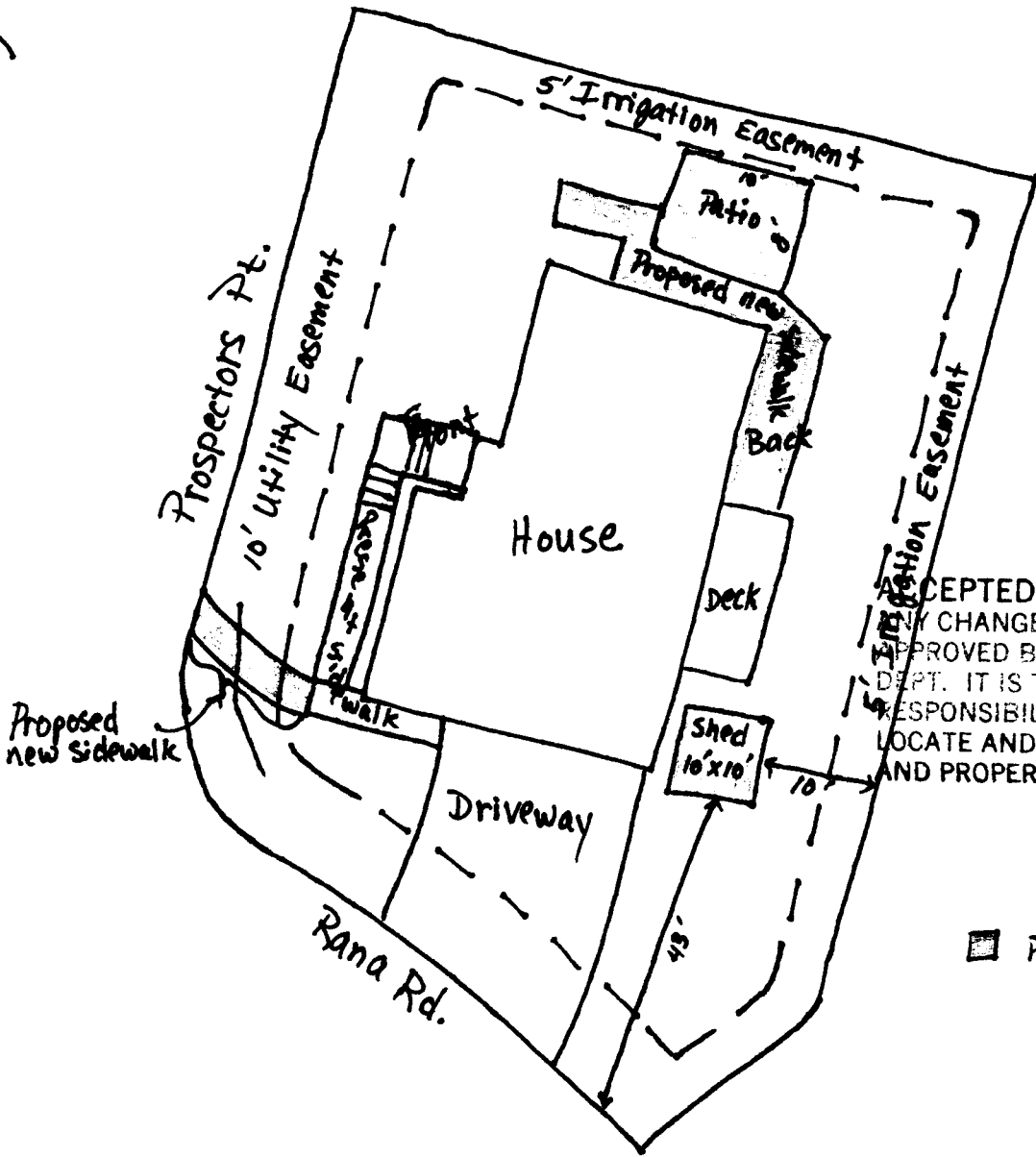
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting Jackie S. Borner Date 7/7/95

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

John and Vera Cain
 404 Prospectors Pt.
 Grand Junction, Co. 81503
 245-0374



ACCEPTED MR 7-7-95
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

■ Proposed new Structures

- Shed will have the same Siding + paint as the house and the same roof shingles.
- Arbor over patio will be all wood and painted the same color as the house.
- Patio will be some kind of paver bricks.