

FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 51758

### PLANNING CLEARANCE

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

TCP  
\$500<sup>00</sup>



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 434 Prospectors Point TAX SCHEDULE NO. 2945-174-29-036

SUBDIVISION Ridges Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3043

FILING 6 BLK 9 LOT 36A SQ. FT. OF EXISTING BLDG(S) none

(1) OWNER Richard Genova NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2234 Rimrock Road NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Hilgenfeld Construction USE OF EXISTING BLDGS none

(2) ADDRESS 683 25 Road Grand Jct DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 243-4048 New house

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 20' from property line (PL) or \_\_\_\_\_  
from center of ROW, whichever is greater

Side 0' to 10' from PL Rear 10' from PL

Maximum Height \_\_\_\_\_

Parking Req'mt \_\_\_\_\_

Special Conditions \_\_\_\_\_

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 [Signature] Date 3-23-95

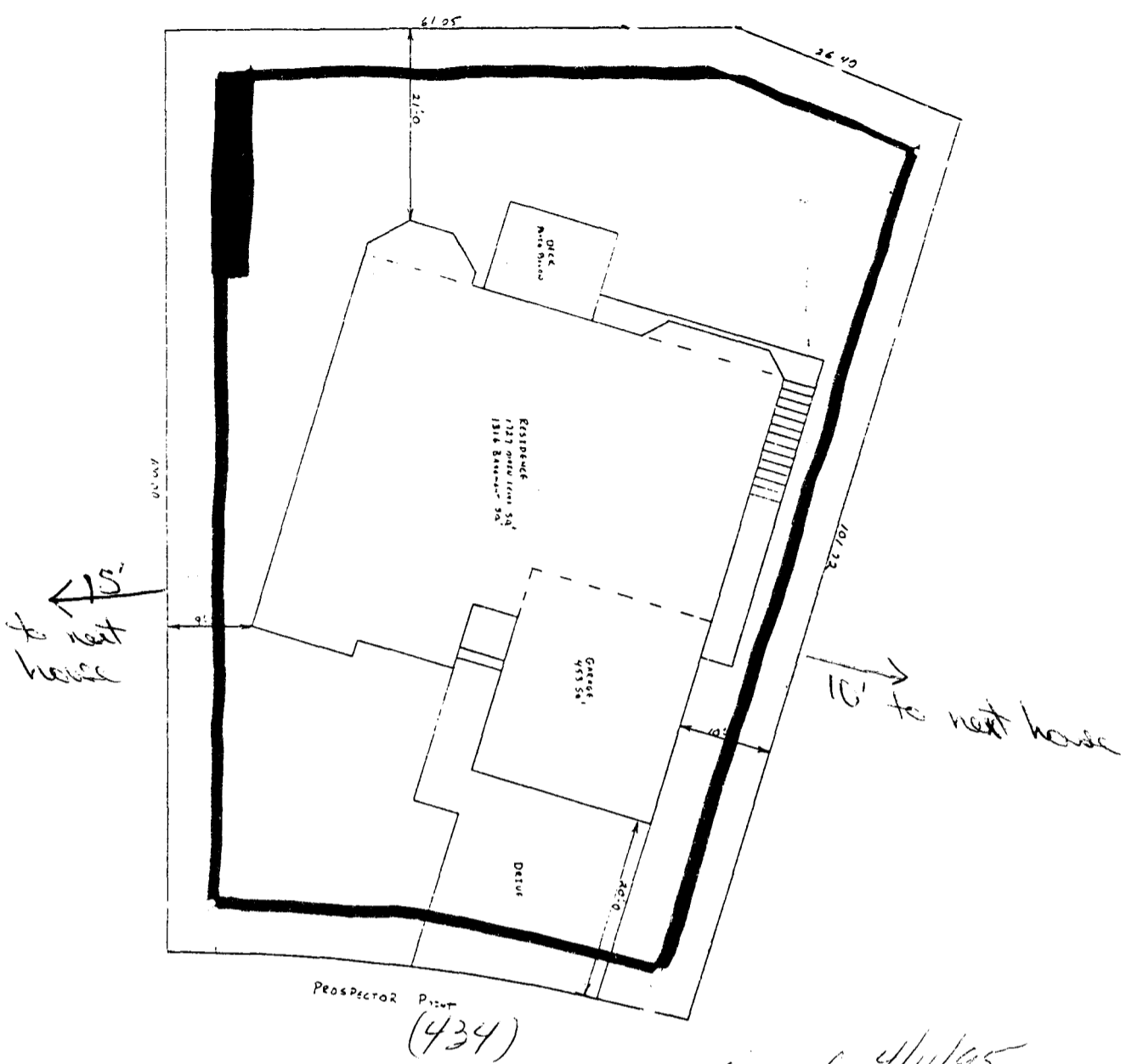
Department Approval [Signature] Date 3-4-11-95

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8236 3/F

Utility Accounting Millie Fowler Date 4-11-95

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)



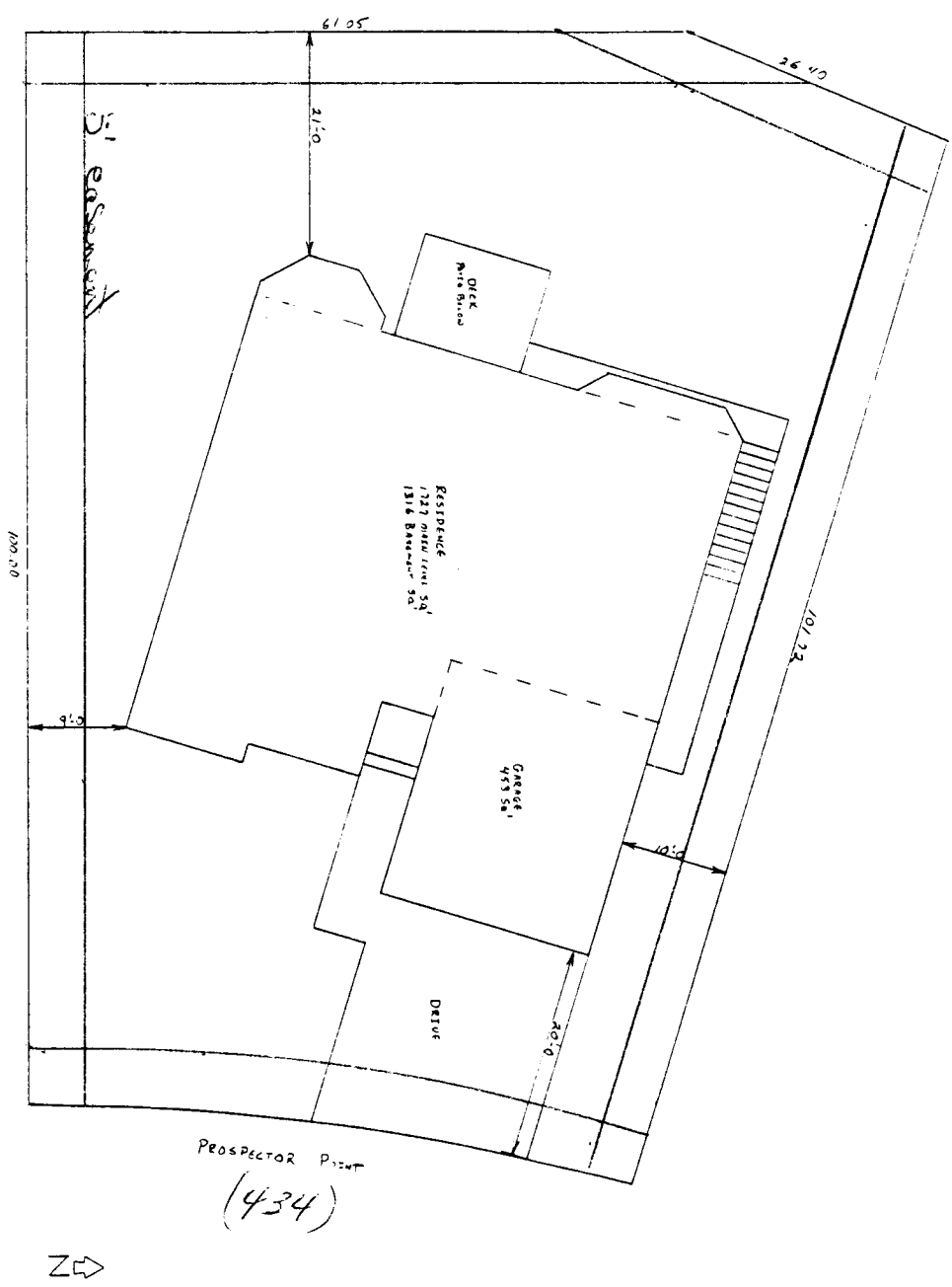
ACCEPTED *Donnie Edwards 4/11/95*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

534	EXISTING - MAIN	DATE	3-18-95
DATE	3-18-95	REVISION	1-1-9



**Hilgenfeld Construction**  
 FOR ALL YOUR BUILDING NEEDS  
 P.O. Box 1131 • 683 25 Road  
 Grand Junction, CO 81502  
 (303) 243-4048





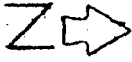
434	PROSPECTOR POINT	AREA	15,984
Lot 36.0		PERMIT	1/2
80-244		PERMIT	1/2
3-18-94		PERMIT	1/2



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PROSPECTOR POINT



**NOTE:** Architectural Control Committee assumes no responsibility for the design, construction, or performance to all applicable codes.

Approved by  
The Robert A. Hill  
Control Committee

APPROVED FOR ARCHITECTURAL  
CONTROL COMMITTEE

434 PROSPECTOR POINT		SCALE	DRAWN BY
LOT 36 A		1/8" = 1'	R.H.
PRO-PLAN		REVISED	
DATE	APPROVED BY	DRAWING NUMBER	
3-18-91		105?	



Hilgenfe  
FOR ALL  
P.O. Box  
Gran