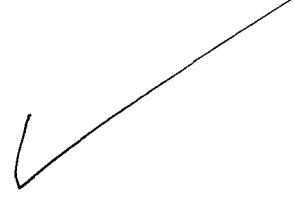


FEE \$ 10<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 52566

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 406 1/2 Prospectors Point TAX SCHEDULE NO. 2945-174-29-009  
SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1210<sup>A</sup> + 2 Car Garage  
FILING 6 BLK 9 LOT 9 SQ. FT. OF EXISTING BLDG(S) Ø  
(1) OWNER Rodney G. Petersen NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2320 - E 1/2 Road - G.J. CO NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE 970-244-8925  
(2) APPLICANT RED HART CONST Daniel B. Gearhart USE OF EXISTING BLDGS Single Family Residential  
(2) ADDRESS 2320 - E 1/2 Road - G.J. CO DESCRIPTION OF WORK AND INTENDED USE: Single family residential new home.  
(2) TELEPHONE 244-8925

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) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 0 to 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
10' between Bldgs  
Maximum Height \_\_\_\_\_ CENS.T. 14 T.ZONE 96 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 Daniel B. Gearhart Date 6-21-95  
Department Approval Ronnie Edwards Date 6-21-95

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8408

Utility Accounting Jackie S. Borner Date 6/21/95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-320 Grand Junction Zoning & Development Code)

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

RED HART Construction - Daniel R. Gearhart - 244-8975  
 2320-E 1/2 Road, Grand Junction, CO. 81503

Site Plan for proposed residence at 406 1/2 Prospectors Point  
 Owner - Rodney G. Petersen. 2320-E 1/2 Rd. - 244-8975  
 Lot 9A Block 9 Filing 6 of The Ridges # 2945-174-29-009

↑ North

Scale - 1" = 12'

