

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 52419

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 415 1/2 Prospector Pt TAX SCHEDULE NO. 2945174/34009
SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1385^{sq} home 400^{sq} gar.
FILING 6 BLK 30 LOT 8A SQ. FT. OF EXISTING BLDG(S) none
(1) OWNER Bill Marsh NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 192 Edlun AS 1081503
(1) TELEPHONE 2451338 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Marsh Custom Homes USE OF EXISTING BLDGS NA
(2) ADDRESS 192 Edlun AS 1081503 DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 2451338 New Construction Residential

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 _____ Parking Req'mt _____
_____ from center of ROW, whichever is greater
Side 0' to 10' from PL Rear 10 from PL Special Conditions _____
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 Shawn J. Marsh Date May 30 1995
Department Approval Ronnie Edwards Date 6/5/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8353-
Utility Accounting Miller Fowler Date 6-5-95

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)

