

FEE \$ 100.00

BLDG PERMIT NO. 51286

TCP - 500.00

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 PROSPECTOR #15 TAX SCHEDULE NO. 294517429165
 SUBDIVISION Columbine Villa SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1720 #
 FILING _____ BLK _____ LOT 15 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Free style INC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 121- CAIPETA NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-0929 USE OF EXISTING BLDGS SINGLE RESIDENCE
 (2) APPLICANT Free style INC DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 121- CAIPETA _____
 (2) TELEPHONE 243-0929 NEW CONSTRUCTION

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 _____
 _____ from center of ROW, whichever is greater Special Conditions _____
 Side 0-10' from PL Rear 10' from PL _____
 Maximum Height _____ CENSUS TRACT 14 TRAFFIC ZONE 94

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 Maria Lopez Date 2-28-95
 Department Approval Marcia Rabideaux Date 2-28-95

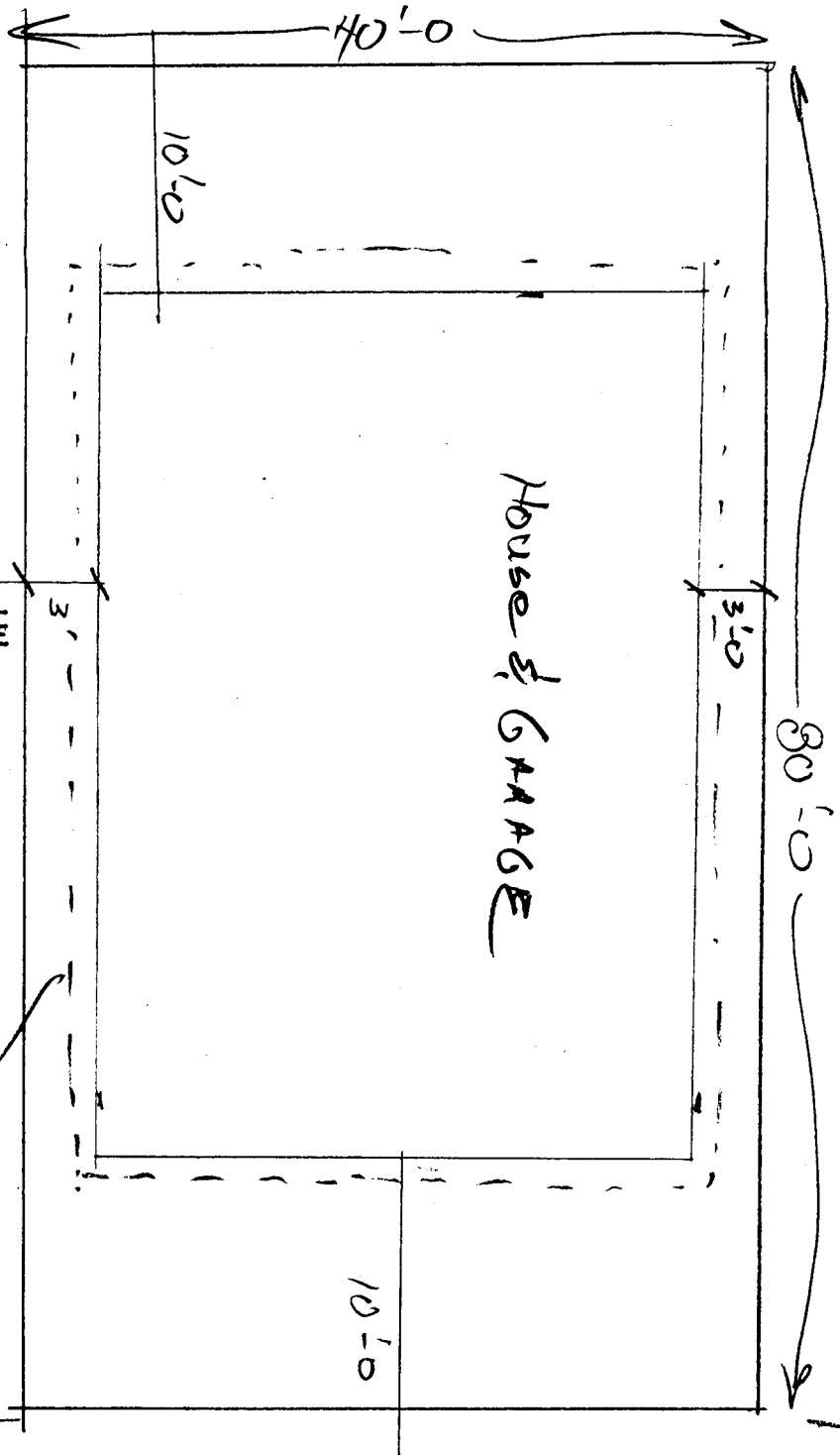
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8142
 Utility Accounting CRASHAW Date 2-28-95

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 *MR 2-28-95*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
PROPERTY LINES.

*1/8" EYE
OVER HANG*



LOT 15 / 42 1/2 PROSPECTORS PT

Street - PROSPECTORS PT