

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 56601

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 431 PROSPECTOR POINT TAX SCHEDULE NO. 2945-174-34-001

SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 220

FILING 6 BLK 30 LOT 1A SQ. FT. OF EXISTING BLDG(S) 1800

(1) OWNER MIKE MICHALKE NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 431 PROSPECTOR POINT NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 245 5089 USE OF EXISTING BLDGS Home

(2) APPLICANT LEIGH SIDING DESCRIPTION OF WORK AND INTENDED USE:
11 X 20 PATIO TOP

(2) ADDRESS 718 36³/10 RD

(2) TELEPHONE 464-7925

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 PR4 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 to 10' from PL Rear 10' from PL Special Conditions _____
10' between units minimum

Maximum Height 25' 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 Josh Ruz Date 6/25/96

Department Approval Ronnie Edwards Date 6/25/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 5001-9010-02-9

Utility Accounting Chris Date 6-25-96

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)

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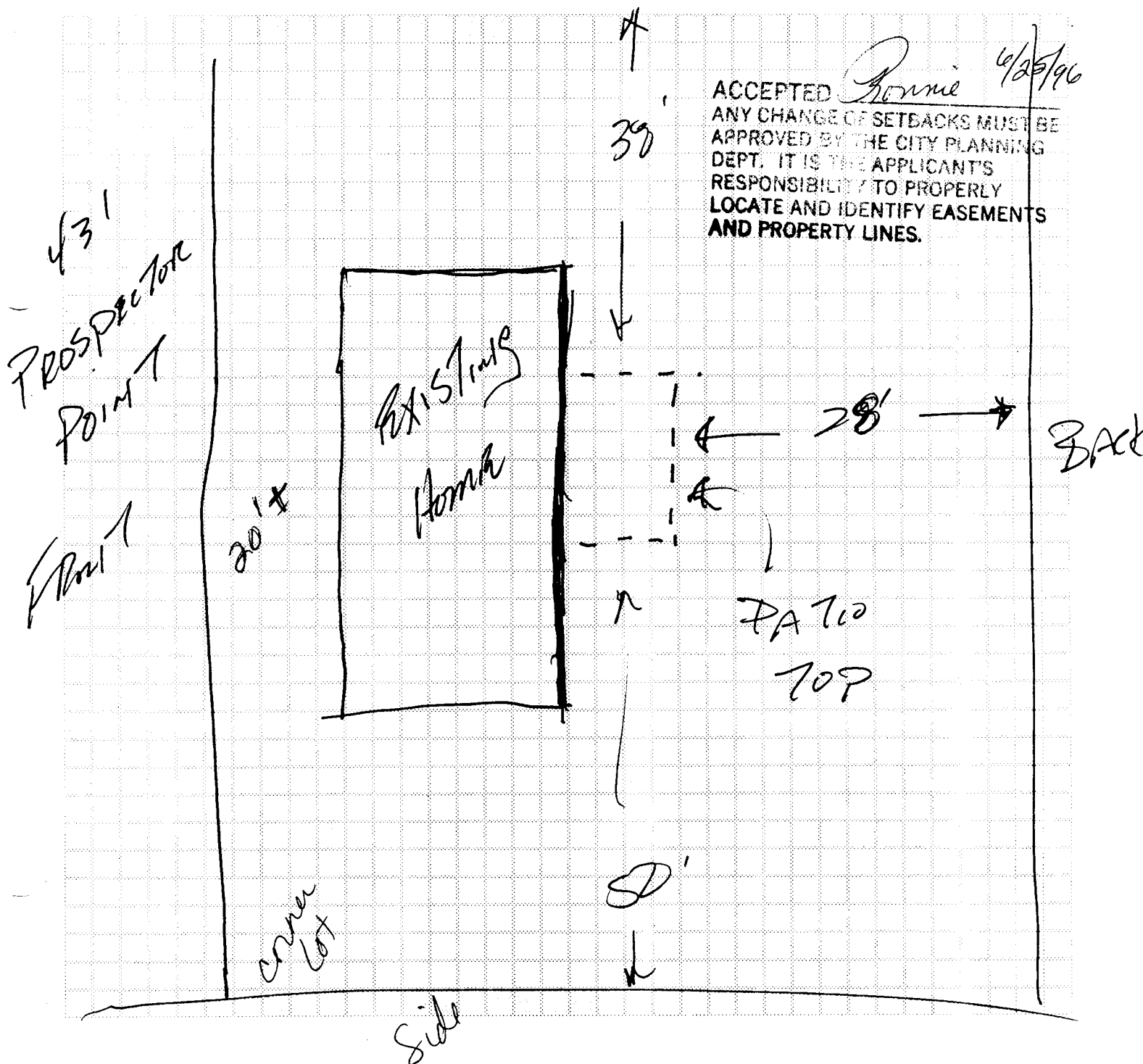
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions. []
2. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED STRUCTURE. []
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks). []
4. All EASEMENTS or RIGHTS-OF-WAY on the property. []
5. All other STRUCTURES on the property. []
6. All STREETS adjacent to the property and street names. []
7. All existing and proposed DRIVEWAYS. []
8. An arrow indicating NORTH. []
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. []

2945-174-34-001 []
 LOT 1A []
 BLK 30 []

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.



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