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TCP \$	-
SIE \$	-



BLDG PERMIT NO. 67159

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**



BLDG ADDRESS 418 1/2 PROSPECTOR PT TAX SCHEDULE NO. 2945-174-29-021

SUBDIVISION RIDGES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 375

FILING 6 BLK 9 LOT 21A SQ. FT. OF EXISTING BLDG(S) 2090

(1) OWNER LARRY + DONNA VAIL NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 418 1/2 PROSPECTOR PT NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 256 1100

(2) APPLICANT SAME USE OF EXISTING BLDGS RESIDENCE

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: ADDITION  
OF BEDROOMS

(2) TELEPHONE \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roperty lines, ingress/egress to the property, driveway location & width & all easements & 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 10' between structures from PL Rear 10' from PL Special Conditions single family  
residential use only -

Maximum Height 28' CENSUS 1401 TRAFFIC 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 Larry Vail Date 11-17-98

Department Approval Ronnie Edward Date 11-17-98

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

Utility Accounting [Signature] Date 11/17/98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

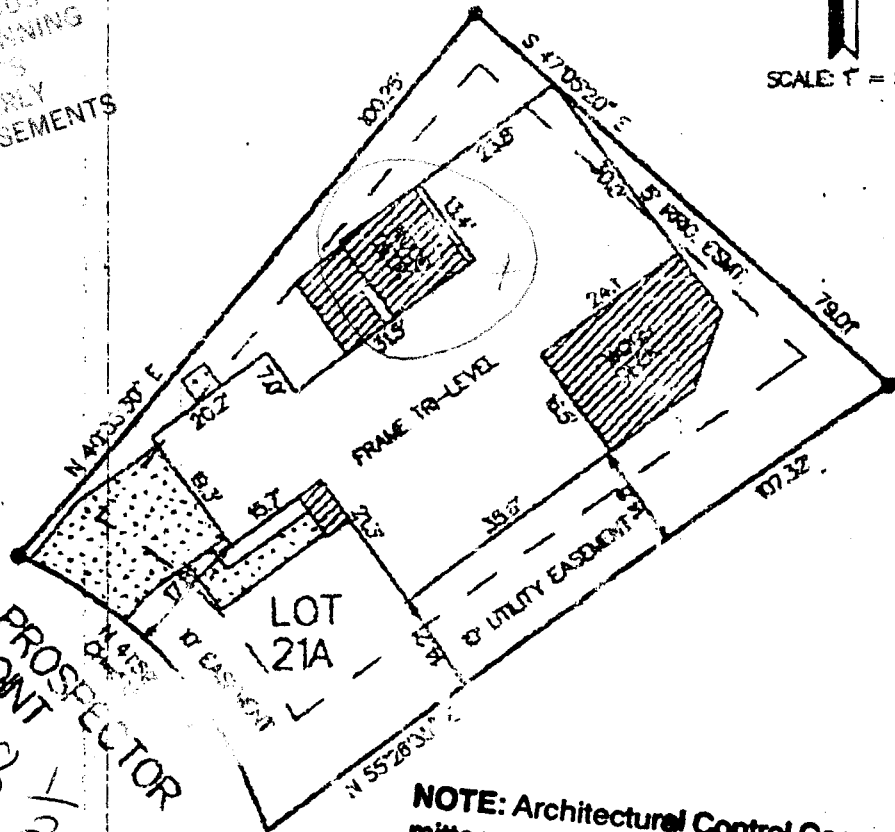
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

418 1/2 PROSPECTORS POINT

VALE ACCT.  
WESTERN COLORADO TITLE

LOT 21A IN BLOCK 9 OF THE RIDGES TRNG #8, MESA COUNTY, COLORADO.



PROSPECTOR  
POINT  
418 1/2

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

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

ALPINE BANK

APPROVED Ridges Architectural Control Committee

*[Handwritten signatures]*

ACCEPTED  
ANY CHANGE OF  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND PROPERTY EASEMENTS  
AND PROPERTY LINES

*Annie 11/17/98*

*OK RAYLE  
Landed*

\* THE PROPOSED  
STRUCTURE WILL  
BE A TWO STORY  
FRAME TR-LEVEL  
STRUCTURE. IT WILL  
CONSIST OF A  
TWO STORY  
STRUCTURE WHICH  
WILL FOLLOW  
THE EXISTING  
ADJACENT ADJ.  
LINE THAT WAS  
A 25' WIDE  
PROPERTY LINE.

Larry & Donna  
Vail  
256-1100