

FEE \$	<u>\$10⁰⁰</u>
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 741121



Your Bridge to a Better Community

BLDG ADDRESS 422 1/2 PROSPECTORS Pt. #13 SQ. FT. OF PROPOSED BLDGS/ADDITION 157

TAX SCHEDULE NO. 2945-174-29-132 SQ. FT. OF EXISTING BLDGS 1600 & 484

SUBDIVISION RIDGES (Columbine Village) TOTAL SQ. FT. OF EXISTING & PROPOSED 1757

FILING Replat BLK — LOT 13 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER GRADY BUSSE NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS A130VC USE OF EXISTING BUILDINGS RES

(1) TELEPHONE 970 257-7040 DESCRIPTION OF WORK & INTENDED USE ADDITION

(2) APPLICANT ABOVE TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS ABOVE

(2) TELEPHONE ABOVE

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property 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) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt _____

Maximum Height 28' Special Conditions ACC Approval

CENSUS 1401 TRAFFIC 96 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 [Signature] Date 2-29-00

Department Approval Ronnie Edwards Date 2-29-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO C&S IN USE</u>
Utility Accounting	<u>[Signature]</u>		Date <u>2/29/00</u>

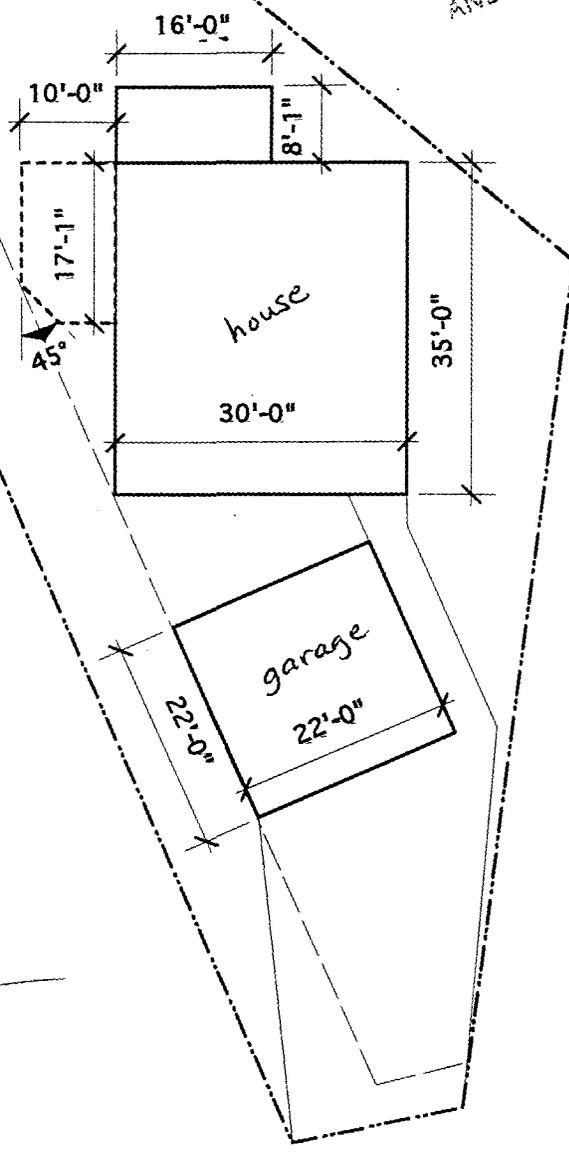
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



ACCEPTED *Bonnie* 2/29/00
 ANY CHANGE OF SETBACKS ~~SHOULD~~ BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

10' Sewer
 Easement



Busse Residence
 422 1/2 Prospector's Point #13
 Grand Junction, CO 81503

157 sq. ft. addition

F
 Street