

DATE SUBMITTED 8-11-93

BUILDING PERMIT NO. 45913V

FEE \$ 5.00

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

BLDG ADDRESS 570 CINDY ANN RD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1300  
SUBDIVISION NORTH STAR  
FILING 1 BLK 10 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0  
TAX SCHEDULE NO. 2943-072-24-010 NO. OF FAMILY UNITS 1  
OWNER RON WORTH NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0  
ADDRESS 392 RIDGE CIRCLE DR.  
TELEPHONE 245-3751 DESCRIPTION OF WORK AND INTENDED USE:  
RESIDENTIAL / RESIDENCE

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-8 DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES \_\_\_\_\_ NO   
Side 5' from property line CENSUS TRACT 6 TRAFFIC ZONE 28  
Rear 15' from property line PARKING REQ'MT \_\_\_\_\_  
Maximum Height 32' SPECIAL CONDITIONS: \_\_\_\_\_  
Maximum coverage of lot by structures 45%

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

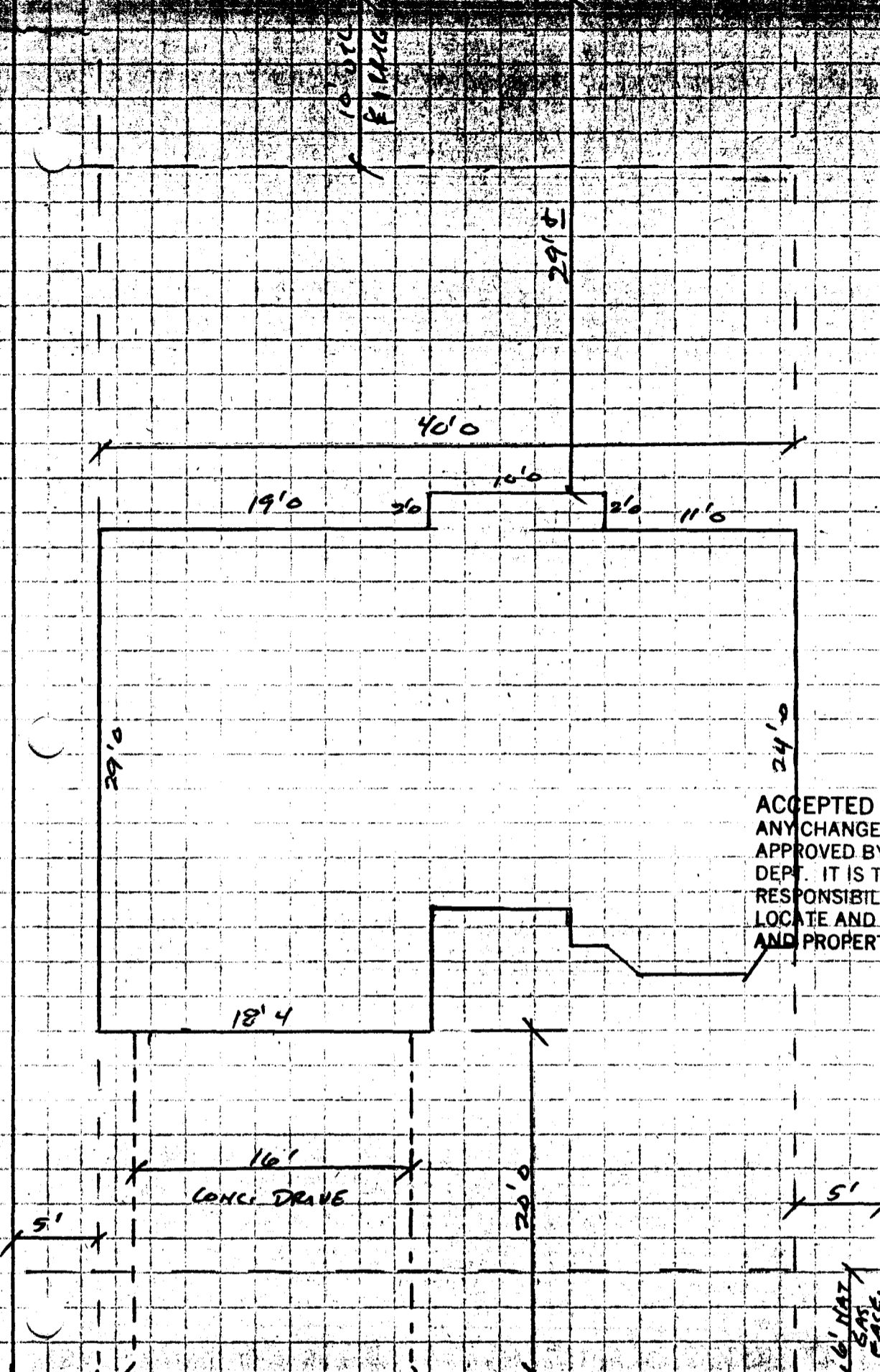
Department Approval Marcia Pety Applicant Signature [Signature]  
Date Approved 8-11-93 Date 8-11-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



ACCEPTED *MP 8-11-93*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

(CINDY ANN. RD.) 50'

610 CINDY ANN. RD.  
 LOT 10 BLK 2  
 NORTH STAR SUB