

FEE \$ 5⁰⁰

BLDG PERMIT NO. 50732

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3755 CHRISTENSON CT TAX SCHEDULE NO. 2945-012-60-033
2945-012-68-002
 SUBDIVISION PRAIRIE RIDGE No SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2169
 FILING 1 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER RUFUS JONES NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3612 No Bull Ridge Ct NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE (303) 242-7303
 (2) APPLICANT SAMIE USE OF EXISTING BLDGS —
 (2) ADDRESS — DESCRIPTION OF WORK AND INTENDED USE: —
 (2) TELEPHONE — NEW SINGLE FAMILY RESIDENCE

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 Maximum coverage of lot by structures —
 SETBACKS: Front 45' from property line (PL) or 20' from center of ROW, whichever is greater Parking Req'mt —
 Side 5' from PL Rear 15' from PL Special Conditions —
 Maximum Height — CENSUS TRACT 10 TRAFFIC ZONE 21

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 Rufus Jones Date 6/27/94
 Department Approval Gloria Edwards Date 6/27/94

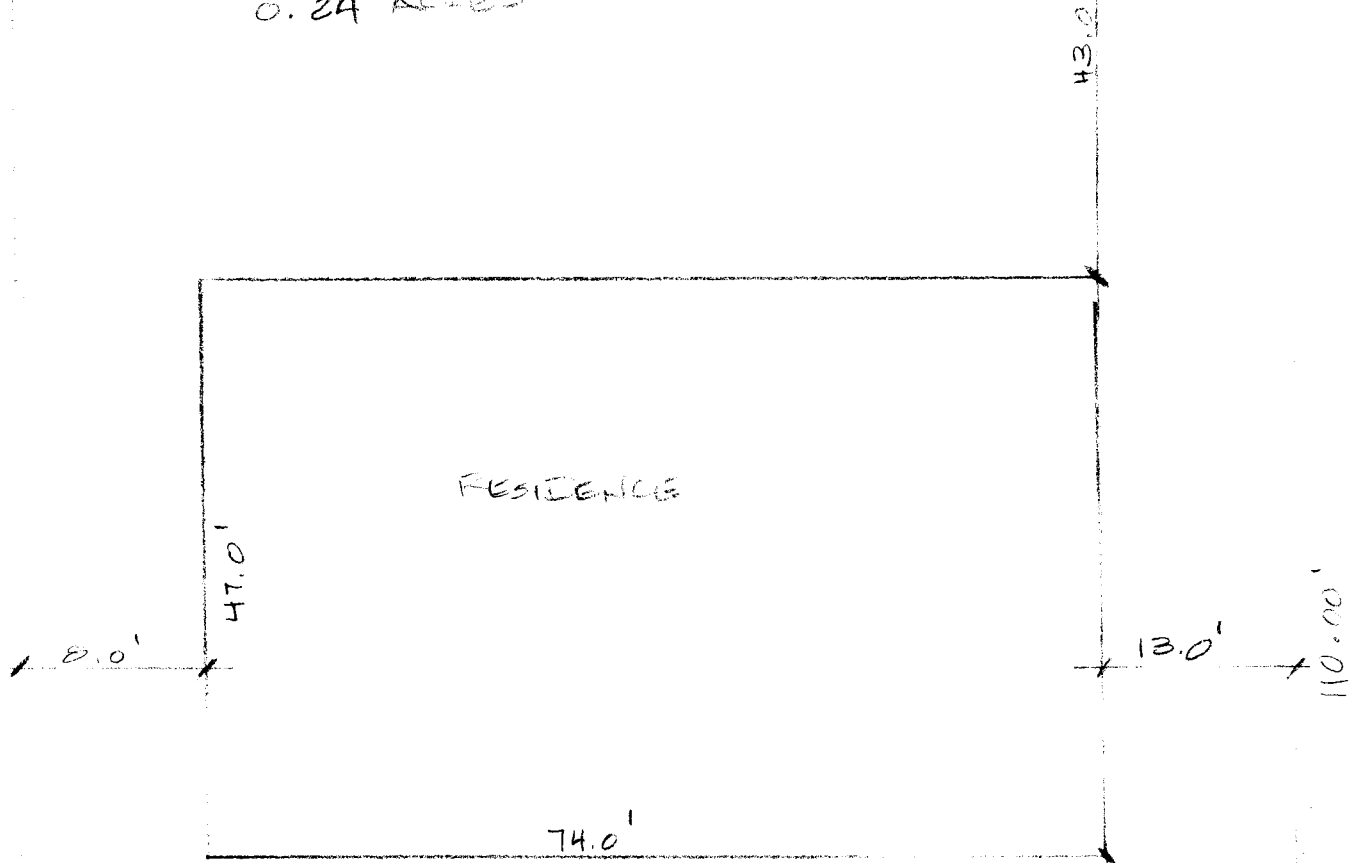
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 7677
 Utility Accounting Millie Fowler Date 6-27-94

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)

LOT 2, Block 1
Plat No. 10000000000000000000

10,430 SQ FT
0.24 ACRES



ACCEPTED *Ronnie Howard 6/27/94*
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.

91.0'

CHRISTENSEN COURT

3755 (FRONT)