

FEE \$ 500

BLDG PERMIT NO. 50733

# PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1625 Starving Ridge TAX SCHEDULE NO. 2945-012-00-0033  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100  
 FILING 1 BLK X2 LOT 11 SQ. FT. OF EXISTING BLDG(S) NO  
 (1) OWNER Rufus Jones NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) ADDRESS 3612 N Bellbridge Ct  
 (1) TELEPHONE 242-7303 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (2) APPLICANT Same USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE Same New Const

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 20' from property line (PL) or  
45' 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 6-30-94  
 Department Approval Ronnie Edwards Date 6-30-94

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8020  
 Utility Accounting Millie Fowler Date 12-19-94

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

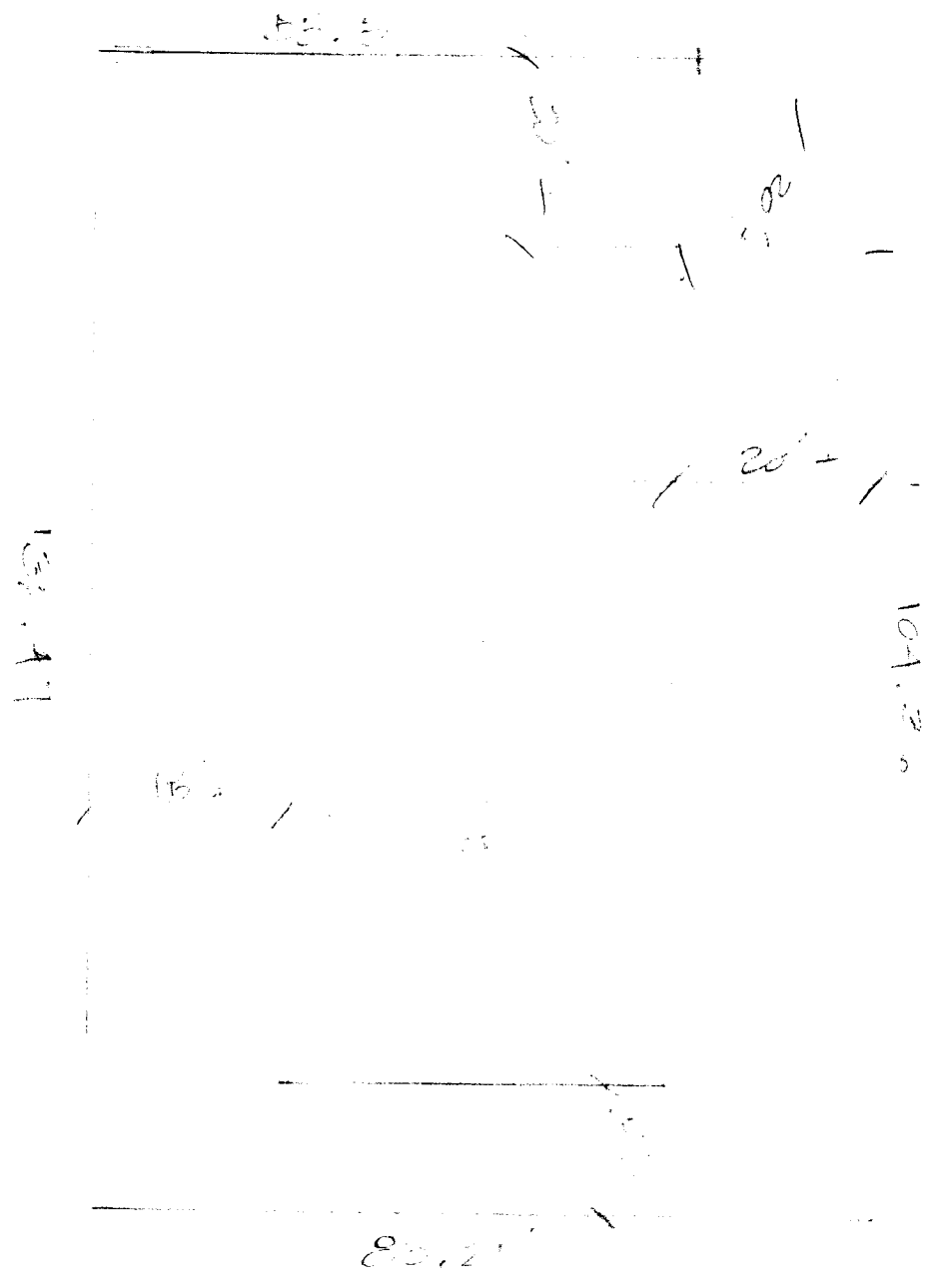
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED

*Ronnie Edwards*

6/30/94

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.



LOT 2, 2000  
 1622