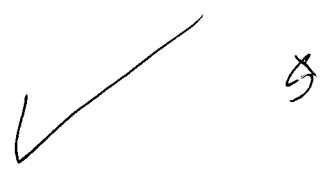


FEE \$ 1000  
 TCP \$ 500.00

BLDG PERMIT NO. 52279

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2710 B<sup>3</sup>/<sub>4</sub> Rd TAX SCHEDULE NO. 2945-252-09-004  
 SUBDIVISION Cyphers Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 28x36  
 FILING - BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) -  
 (1) OWNER DONALD Stephen Rice NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2227 N<sup>o</sup> 20<sup>th</sup> St. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243-1190 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS Same \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ new home S/F

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 RSF-8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENS.T. 13 T.ZONE 80 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 Donald Stephen Rice Date 5/9/95  
 Department Approval Ronnie Edwards Date 5/9/95  
 Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. S-PIF-8297 S/F  
W-TAP 8296  
 Utility Accounting Millie Fowler Date 5-9-95

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

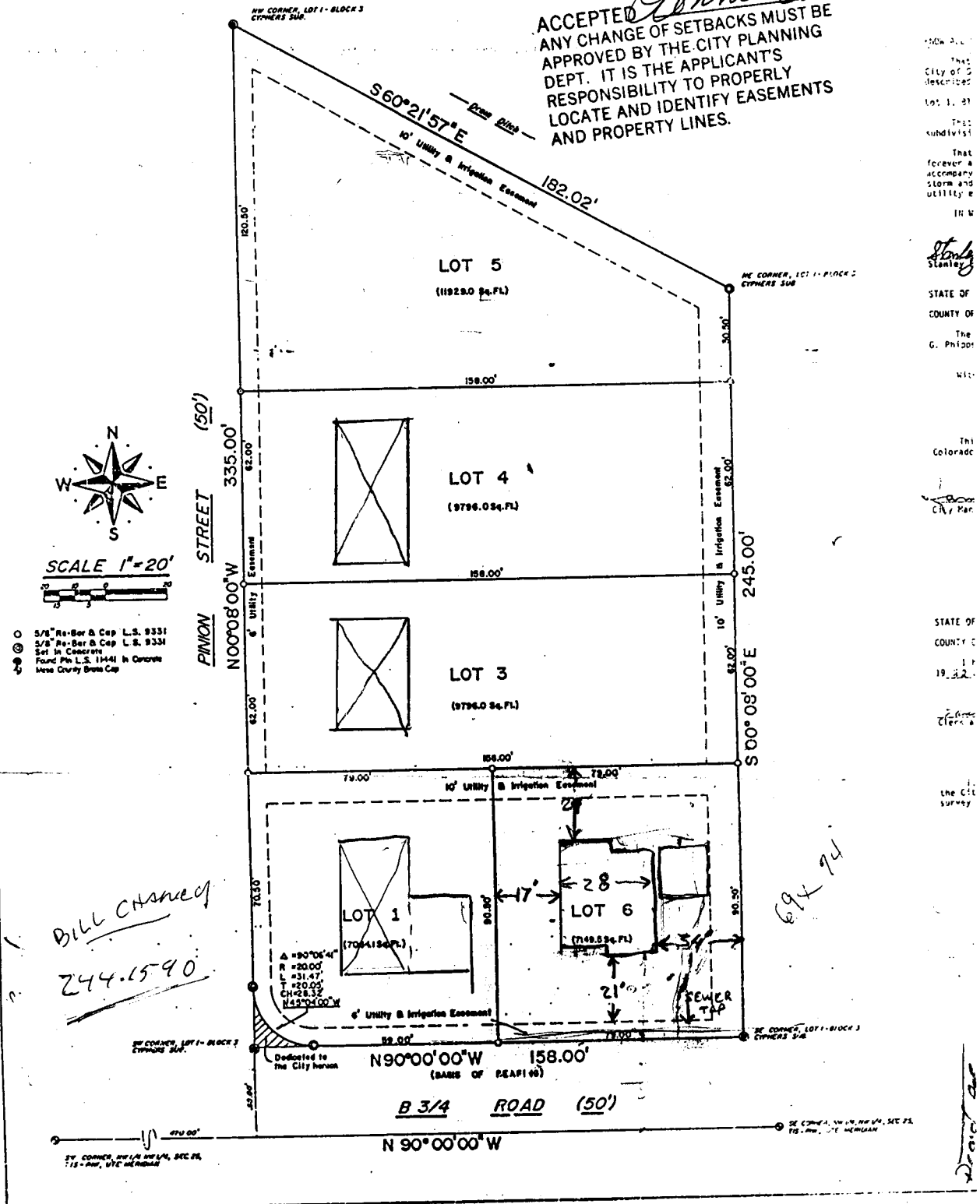
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Donnie Edwards* 5/9/95  
 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.

That City of S described Lot 1, et That subdivisi That forever a accessory storm and utility e IN W  
 STATE OF COLORADO  
 COUNTY OF  
 The City of  
 STATE OF COLORADO  
 COUNTY OF  
 19 22  
 the City survey



5/8" Re-Bar & Cap L.S. 9331  
 5/8" Re-Bar & Cap L.S. 9331  
 Set in Concrete  
 Found Pin L.S. 11441 In Concrete  
 Inset County Book Cap



*Bill Chasney*  
 244.1590

69x74

*Setbacks*  
 Front 45' from center of rd line or 20' from property line, whichever is greater.  
 Back 3' from property line. 15 ft if attached  
 Side 5' from property line.  
 32' max.  
 45% Max. of dilly/property A<sub>2</sub>