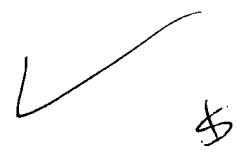


FEE \$ 10⁰⁰
 TCP \$ —

BLDG PERMIT NO. 53470

PLANNING CLEARANCE

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



3022-9080-01-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3716 Christensen St TAX SCHEDULE NO. 2945-012-00-033
 SUBDIVISION PTANGMAN North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10 x 20
 FILING 1 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER RUFUS JONES NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3612 NBELL RIDGE Ct
 (1) TELEPHONE 242 7303 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS home
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE Same new storage shed - Detached

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-4 Maximum coverage of lot by structures —
 SETBACKS: Front 20' 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. 10 T.ZONE 21 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).

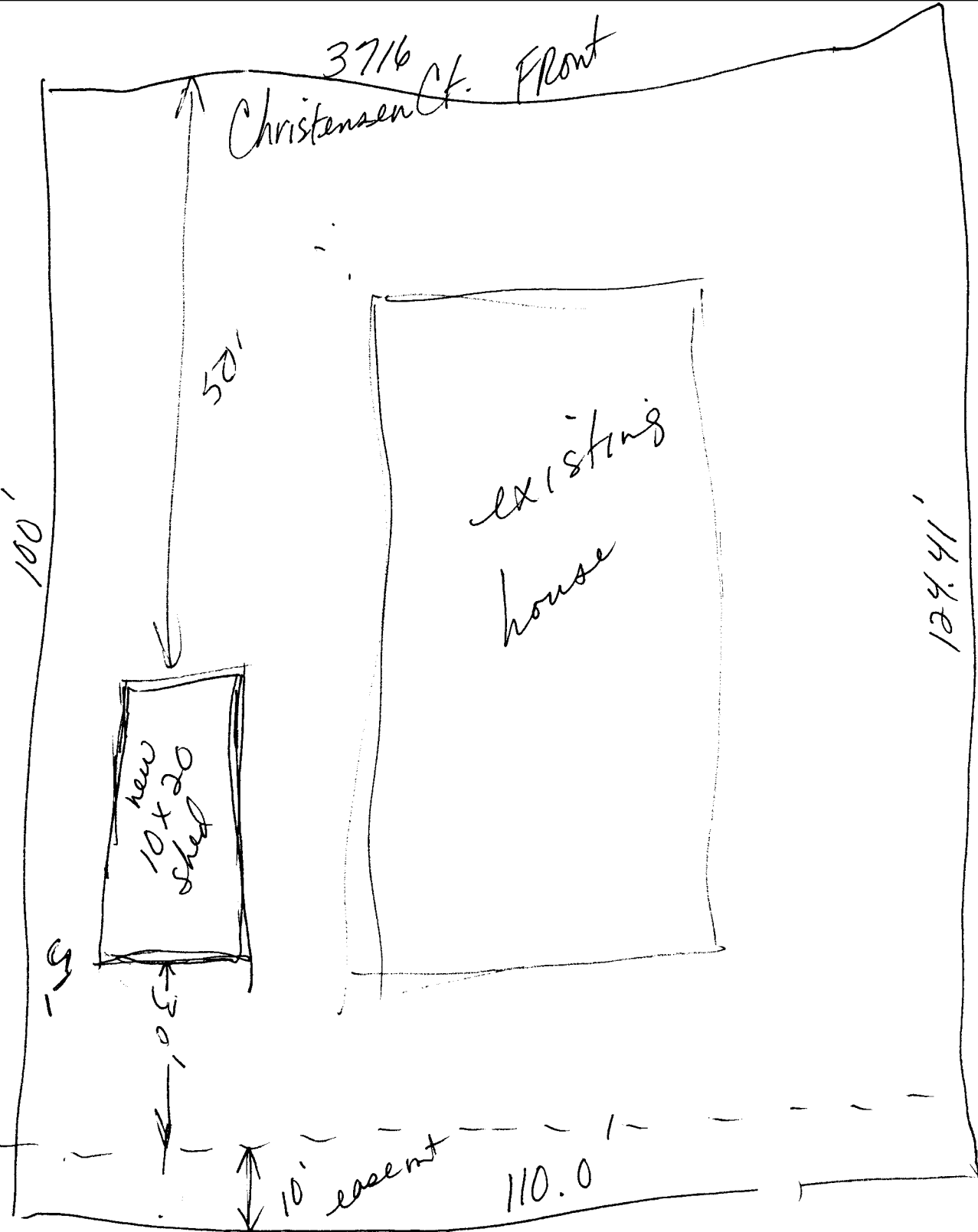
Applicant Signature Rufus Jones Date 9-18-95
 Department Approval Gonne Edwards Date 9-18-95

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A - no change in S/F use

Utility Accounting Millie Fowler Date 9-18-95

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 *Ronnie* 9/18/95
 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.