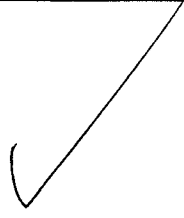


FEE \$	500
TCP \$	—

BLDG PERMIT NO. 53168

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



3019-2570-04-9 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	322 Lorey Drive	TAX SCHEDULE NO.	2945-101-06-006
SUBDIVISION	1st Fruitridge	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	—
FILING	1 BLK 1 LOT	SQ. FT. OF EXISTING BLDG(S)	1950
(1) OWNER	Jonathan E. Jones	NO. OF DWELLING UNITS BEFORE:	1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS	322 Lorey Drive #1501	NO. OF BLDGS ON PARCEL BEFORE:	1 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE	(970) 245-7189	USE OF EXISTING BLDGS	home
(2) APPLICANT	Jonathan E. Jones	DESCRIPTION OF WORK AND INTENDED USE:	Remodel
(2) ADDRESS	322 Lorey Drive #1501	(2) TELEPHONE	(970) 245-7189 bathroom, interior only

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-5	Maximum coverage of lot by structures	—
SETBACKS: Front	20'	Parking Req'mt	—
or	45' from center of ROW, whichever is greater	Special Conditions	interior only
Side	5' from PL	Maximum Height	—
Rear	25' from PL	CENS.T.	4 T.ZONE 10 ANNEX#

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	<i>Jonathan E. Jones</i>	Date	August 17, 1995
Department Approval	<i>Ronnie Edwards</i>	Date	8/17/95

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

Utility Accounting	<i>Millie Fowler</i>	Date	8-17-95
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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)