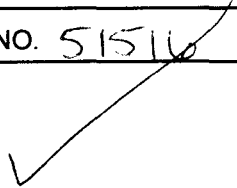


FEE \$ 10.00

BLDG PERMIT NO. 51516

TCP-0-

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1670 <sup>Ridge</sup> Paragon Cir. TAX SCHEDULE NO. 2945-012-00-033  
 SUBDIVISION Paragon Ridge North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 258  
 FILING \_\_\_\_\_ BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) 2115  
 (1) OWNER JAMES SHULTS NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1670 Paragon Cir. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 242 8038 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT James Shults DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 2962 HERMOSA Ct. STORAGE  
 (2) TELEPHONE 242 8038

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) or \_\_\_\_\_ Parking Req'mt 2  
 \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL  
 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 [Signature] Date 2/28/95  
 Department Approval [Signature] Date 2-28-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 3022-9240-02-0  
 Utility Accounting [Signature] Date 3-21-95

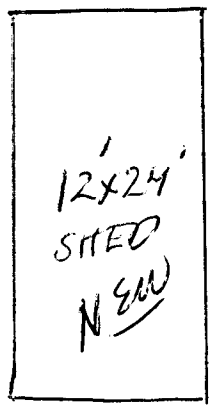
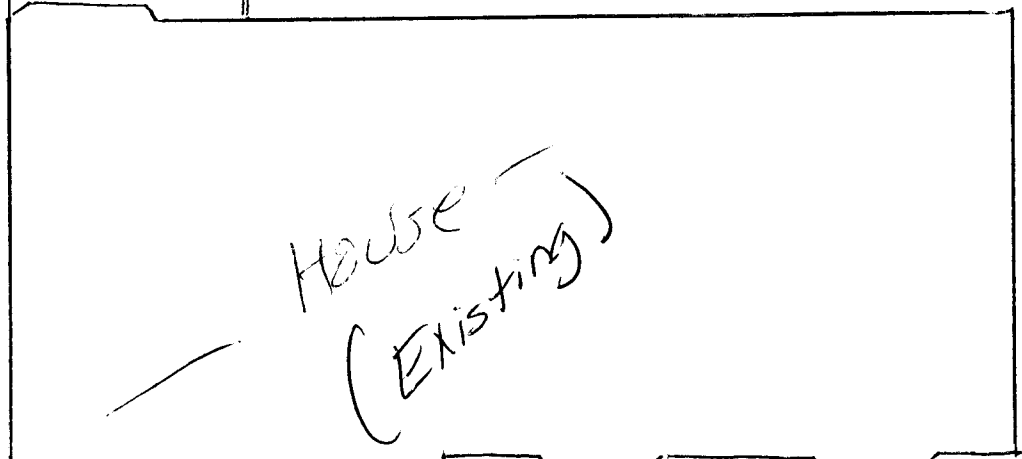
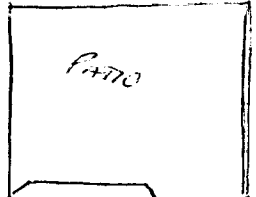
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

1670 PTHMAN CTR  
RINDK CTR.

PROPERTY LINE

ACCEPTED MR 2-28-95  
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.



6'  
TO BURY

23'

PROPERTY LINE

23'

DRIVE

25'

Fence

45'

PROPERTY LINE