

FEE \$ -10 -  
TCP \$ -0 -

BLDG PERMIT NO. 54207

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

*PC*

9008-1305-01-4 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2928 Ruby CT TAX SCHEDULE NO. 294308231006

SUBDIVISION NEW BEGINNINGS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14459 FT

FILING 1 BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) 1980 SQ. FT

(1) OWNER LYNN BALDOZIER NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2928 Ruby CT

(1) TELEPHONE 295-0611 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT OWNER USE OF EXISTING BLDGS HOME

(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: STORAGE

(2) TELEPHONE SAME SHED WOOD FRAME METAL FINISH

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-3

SETBACKS: Front                      from property line (PL)  
or                      from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL

Maximum Height                     

Maximum coverage of lot by structures                       
Parking Req'mt                       
Special Conditions                       
CENS.T.            T.ZONE            ANN#           

*Accessory*

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 *Lynn Baldozier* Date 11-17-95

Department Approval *Marcia Rabideaux* Date 11-17-95

Additional water and/or sewer tap fee(s) are required: YES            NO X W/O No. no change in SIF work

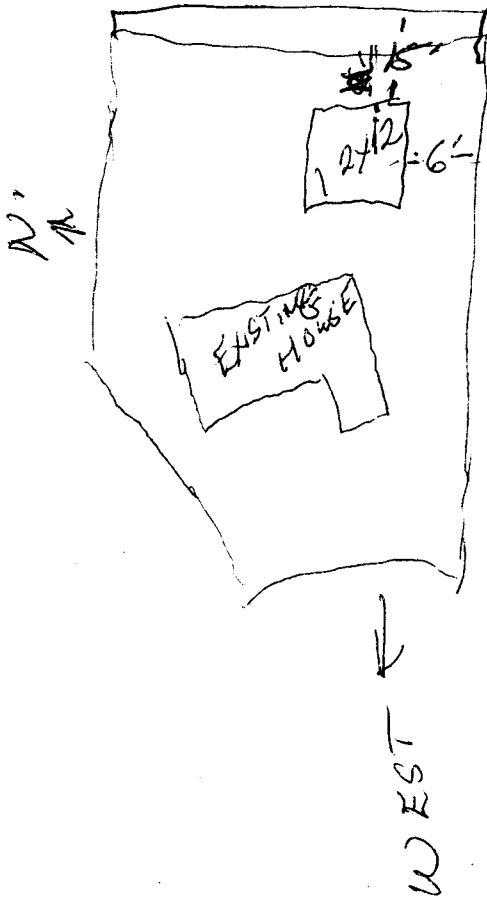
Utility Accounting *Millie Fowler* Date 11-17-95

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

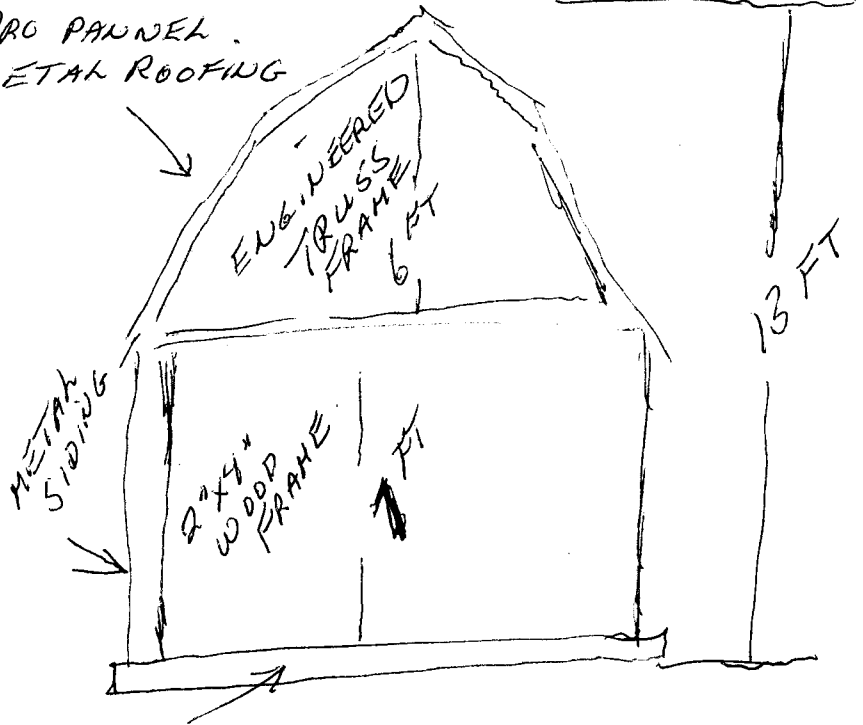
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# LOCATION

## SITE PLAN

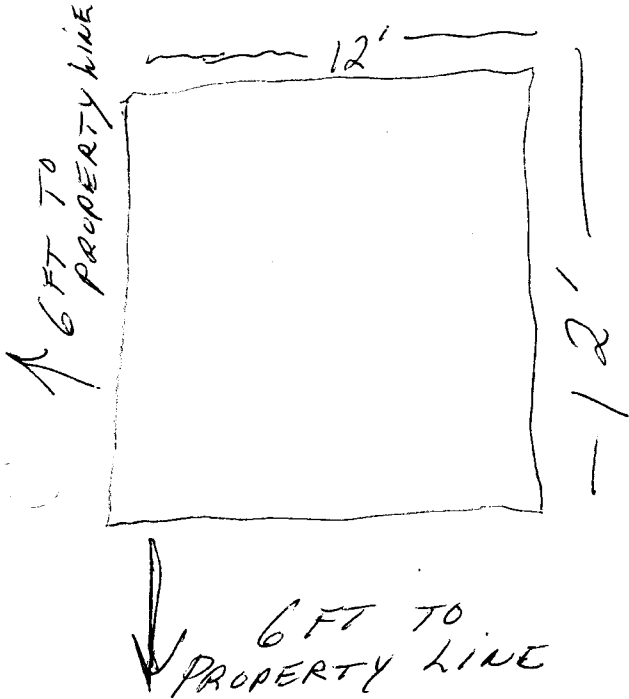


PRO PANEL METAL ROOFING



4" CONCRETE SLAB.

NO PLUMBING OR WIRING.



ACCEPTED MR 11-11-95  
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.