

FEE \$ 10<sup>00</sup>  
TCP \$ 0

BLDG PERMIT NO. 52629

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 23255 S. Riva DR TAX SCHEDULE NO. 2945-083-18-015  
SUBDIVISION South Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 23004  
FILING 1 BLK 2 LOT 15 SQ. FT. OF EXISTING BLDG(S) None  
(1) OWNER R J Owen NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
(1) ADDRESS 151 SUNDANCE DR NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
(1) TELEPHONE 243 6035 USE OF EXISTING BLDGS None  
(2) APPLICANT R Owen DESCRIPTION OF WORK AND INTENDED USE: Single  
(2) ADDRESS SA Ramsey Home  
(2) TELEPHONE 243 6035

**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 PR3.5 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
Side 10' from PL Rear 20' from PL  
Maximum Height 28'  
CENS.T. 14 T.ZONE 91 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).

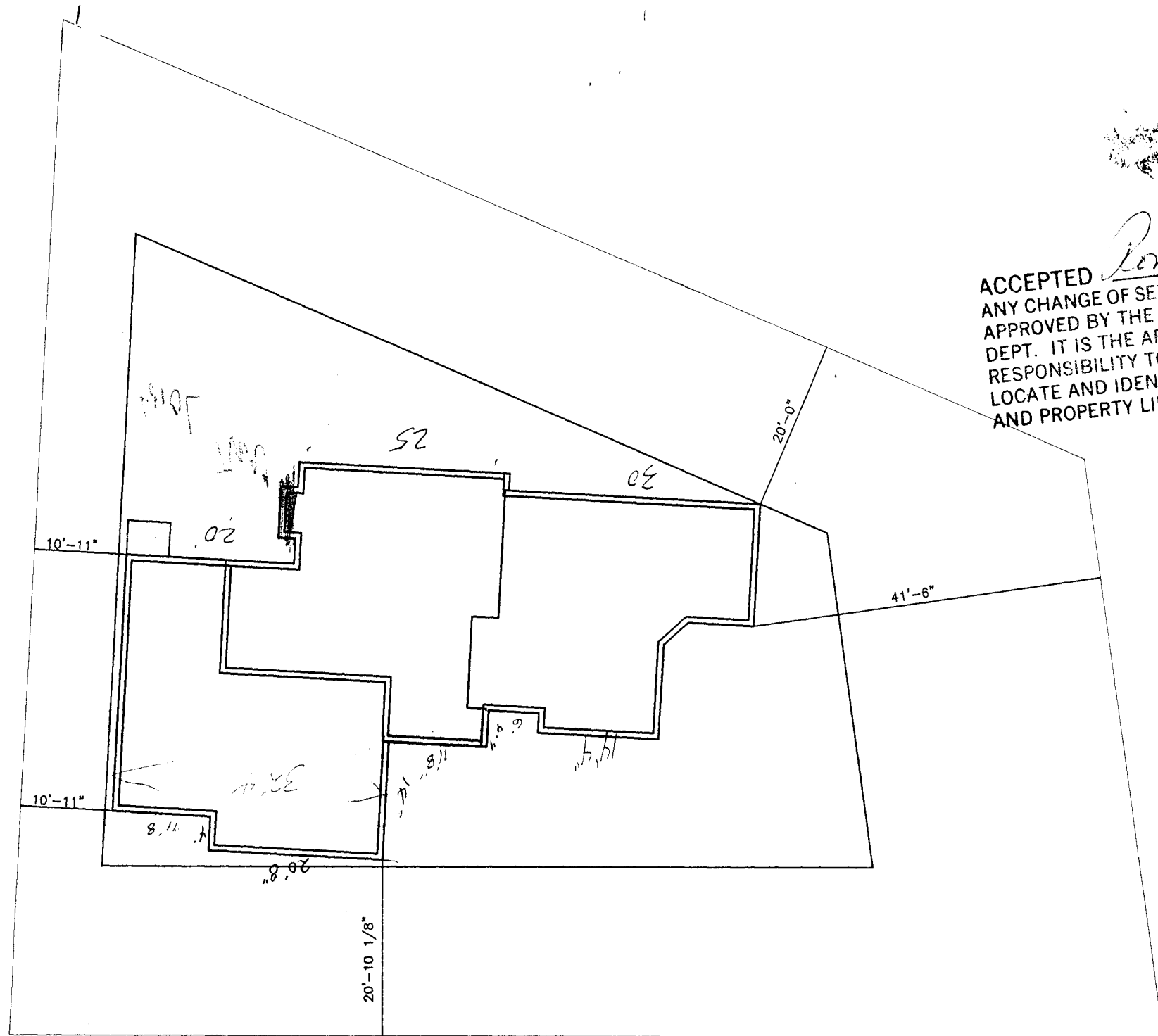
Applicant Signature R J Owen Date 6-30-95  
Department Approval Glennie Edwards Date 6-30-95

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8434

Utility Accounting Jackie Berney Date 6/30/95

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 *Rennie* 6/30/95  
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.

FRONT