

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

BLDG PERMIT NO. 54469

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

*pc*  
*tcp*

5002-6565-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2329 WREN CT TAX SCHEDULE NO. 2945-083-22-020  
 SUBDIVISION SOUTH RIM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2028  
 FILING 2 BLK 3 LOT 20 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER DUANE MEANS NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT BOOKLIFF BUILDERS, LTD USE OF EXISTING BLDGS Home  
 (2) ADDRESS 316 Cedar St DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 242-2212 New Single Family Residence

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 3.5 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 25' from property line (PL) Parking Req't \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' from PL Special Conditions ACCD Approval  
Required.  
 Maximum Height \_\_\_\_\_ 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 \_\_\_\_\_ Date 12-14-95  
 Department Approval Gennie Edwards Date 12-14-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8828 - S/P

Utility Accounting Melanie Fowler Date 12-14-95

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)

195.27'

ACCEPTED  
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.

*Ronnie Edwards*

12/14/95



C = 2329 Wren Ct.