

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

BLDG PERMIT NO. 58432

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2326 FALLON BLVD CT. TAX SCHEDULE NO. 29-15-083-23-007  
SUBDIVISION SOUTH RIM #3 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3300  
FILING 3 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) N/A  
(1) OWNER RICHARD & JANET MAYNARD NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2700 G ROAD #12C  
(1) TELEPHONE 243-1468 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT DAVID HOFFMAN USE OF EXISTING BLDGS RESIDENCE  
(2) ADDRESS Box 1452 GRAND JCT. DESCRIPTION OF WORK AND INTENDED USE:  
(2) TELEPHONE 243-9564 / 244-0463 NEW SINGLE FAMILY RESIDENCE  
PAGER

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 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions Inside Building Envelope.  
Side 10' from PL Rear 20' from PL  
Maximum Height \_\_\_\_\_  
CENSUS TRACT 1401 TRAFFIC ZONE 91

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).

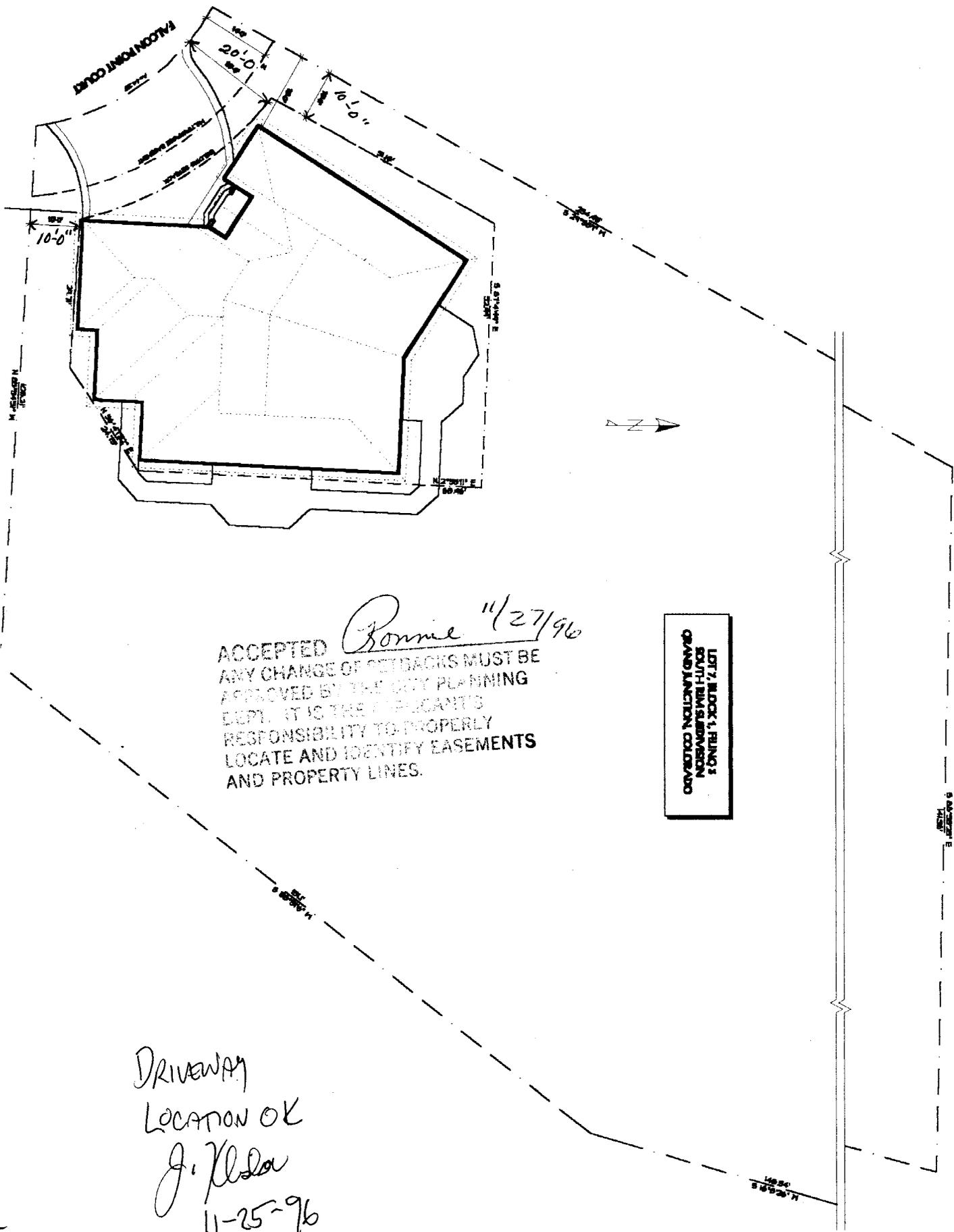
Applicant Signature David Hoffman / Mtn. High Ent. Date 11.23.96  
Department Approval Bonnie Edwards Date 11-27-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9692

Utility Accounting atencio Date 11-27-96

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 *Ronnie* 11/27/96  
 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.

LOT 7, BLOCK 1, PHASE 2  
 SOUTH RIM SUBDIVISION  
 GRAND JUNCTION, COLORADO

DRIVEWAY  
 LOCATION OK  
*J. Kessler*  
 11-25-96