

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

BLDG PERMIT NO. 55-667

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 673 LASALLE CT. TAX SCHEDULE NO. 2943-052-00-150  
 SUBDIVISION SCOTTS RUN SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 FILING II BLK I LOT 4 SQ. FT. OF EXISTING BLDG(S) - 0 -  
 (1) OWNER CLEARVIEW J.U. NO. OF DWELLING UNITS  
 BEFORE: - 0 - AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1204 N. 7th  
 NO. OF BLDGS ON PARCEL  
 BEFORE: - 0 - AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 241-7653  
 USE OF EXISTING BLDGS N/A  
 (2) APPLICANT RAY RICKARD DESCRIPTION OF WORK AND INTENDED USE: NEW  
 (2) ADDRESS 1204 N. 7th SINGLE FAMILY RESIDENCE  
 (2) TELEPHONE 241-7653

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 FR 3.3 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7.5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENS.T. 11 T.ZONE 45 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 Ray Rickard Date 2/15/96  
 Department Approval Glennie Edwards Date 2/20/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. W/O 9104  
 Utility Accounting Marshall Cole Date 4/5/96

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)

MULTI-PURPOSE  
ESMT

5

8750 SQ.FT.

LASALLE

BENCH MARK  
NORTH RIM  
EL. =

SE 1/4  
NW 1/4

Y, IRR,  
PAGE

R. SE 1/4  
4 NW 1/4  
N 5

C29

C9

3

8663 SQ

B L O C K

91.87'

15'

117.26'

S 83°31'33" W

25'

108.35'

12438 SQ.FT.

N 24°29'07" E  
117.73'

81.14'

N 89°52'33" W

128.95'

15' UTILITY, IRR,  
AND DRAINAGE  
EASEMENT

2838.54'

SOUTH LINE SE 1/4  
NE 1/4 NW 1/4  
SECTION 5

673 La Salle Ct.

ACCEPTED MR 4-5-96

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.

DRIVEWAY

LOCATION OK

*J. K. Kline*  
2-20-96