

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

BLDG PERMIT NO. 57292

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 322 Lorey Drive, GJ. TAX SCHEDULE NO. 2945-101-06-006  
 SUBDIVISION 1st Fruitridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A  
 FILING \_\_\_\_\_ BLK 1 LOT Lot 5 minus north 82 feet SQ. FT. OF EXISTING BLDG(S) 1850 ?  
 (1) OWNER JONATHAN E. JONES NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 322 Lorey Drive  
 (1) TELEPHONE (970) 245-7189 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT JONATHAN E. JONES USE OF EXISTING BLDGS Residence + garage  
 (2) ADDRESS 322 Lorey Drive DESCRIPTION OF WORK AND INTENDED USE: Add  
 (2) TELEPHONE (970) 245-7189 to existing deck - detached accessory

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 RSF-5 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 3' from PL Rear 10' from PL  
 Maximum Height 32' CENSUS TRACT 4 TRAFFIC ZONE 10

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).

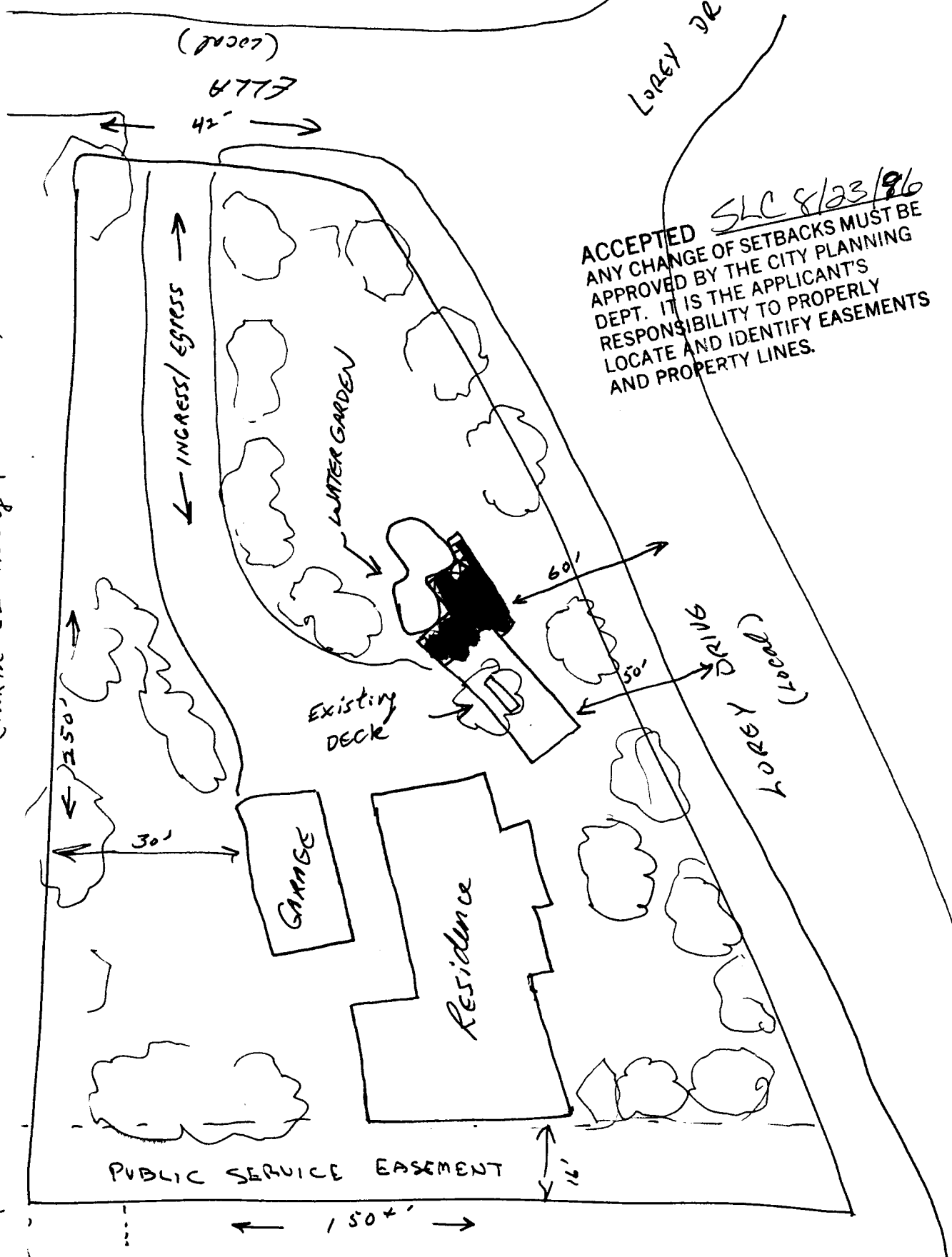
Applicant Signature Jonathan E. Jones Date 8/23/96  
 Department Approval Quinta Castello Date 8/23/96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A  
 Utility Accounting Miller Date 8-23-96

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)

322 LOREY DR. (Deck project)  
Jonathan E. Jones  
(Block 1, Lot 5 minus the  
North 82' thereof.)



ACCEPTED SLC 8/23/96  
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.



PROPOSED DECKING

NOT DRAWN TO SCALE