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BLDG PERMIT NO. 56764

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 TAX SCHEDULE NO. 2945-101-06-006
 SUBDIVISION First Fruitridge Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 864
 FILING _____ BLK 1 LOT 5 except the north east half SQ. FT. OF EXISTING BLDG(S) about 1850
 (1) OWNER JONATHAN E. JONES NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 322 Lorey Dr. 81505 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE (970+) 245-7189 USE OF EXISTING BLDGS Residence + Garage
 (2) APPLICANT JONATHAN E. JONES DESCRIPTION OF WORK AND INTENDED USE: Built detached garage for covered parking + storage
 (2) ADDRESS 322 Lorey Dr. GJ 81505
 (2) TELEPHONE (970) 245-7189

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

Accessory

ZONE RSF-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 3' from PL Rear 10' from PL
 Maximum Height _____
 CENSUS TRACT 3 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 7-11-96

Department Approval Marcia Babideaux Date 7-11-96

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

Utility Accounting Richardson Date 7-11-96

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)

ELLA AVENUE
42

Address is 322 Corey,
but driveway opens on
Ella Avenue

ACCEPTED MR 7-11-96
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.

