

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>

BLDG PERMIT NO. 56931

08-292701-

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

*Handwritten initials/signature*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2927 ~~RUBY~~ WELLINGTON AVE TAX SCHEDULE NO. 2943 082-32-001  
 SUBDIVISION NEW BEGINNINGS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600  
 FILING \_\_\_\_\_ BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER DEREK CONN NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 230 W. Mesa HTS  
 (1) TELEPHONE 243-7618 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT SAME USE OF EXISTING BLDGS N/A  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: NEW HOME  
 (2) TELEPHONE 246-0611 MYNN BALDOZIER 2928 RUBY CT.

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 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req't 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 35' CENSUS TRACT 11 TRAFFIC ZONE 45

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 Jim Baldoyer Date 7-17-96  
 Department Approval Marie Babideaux Date 7-22-96

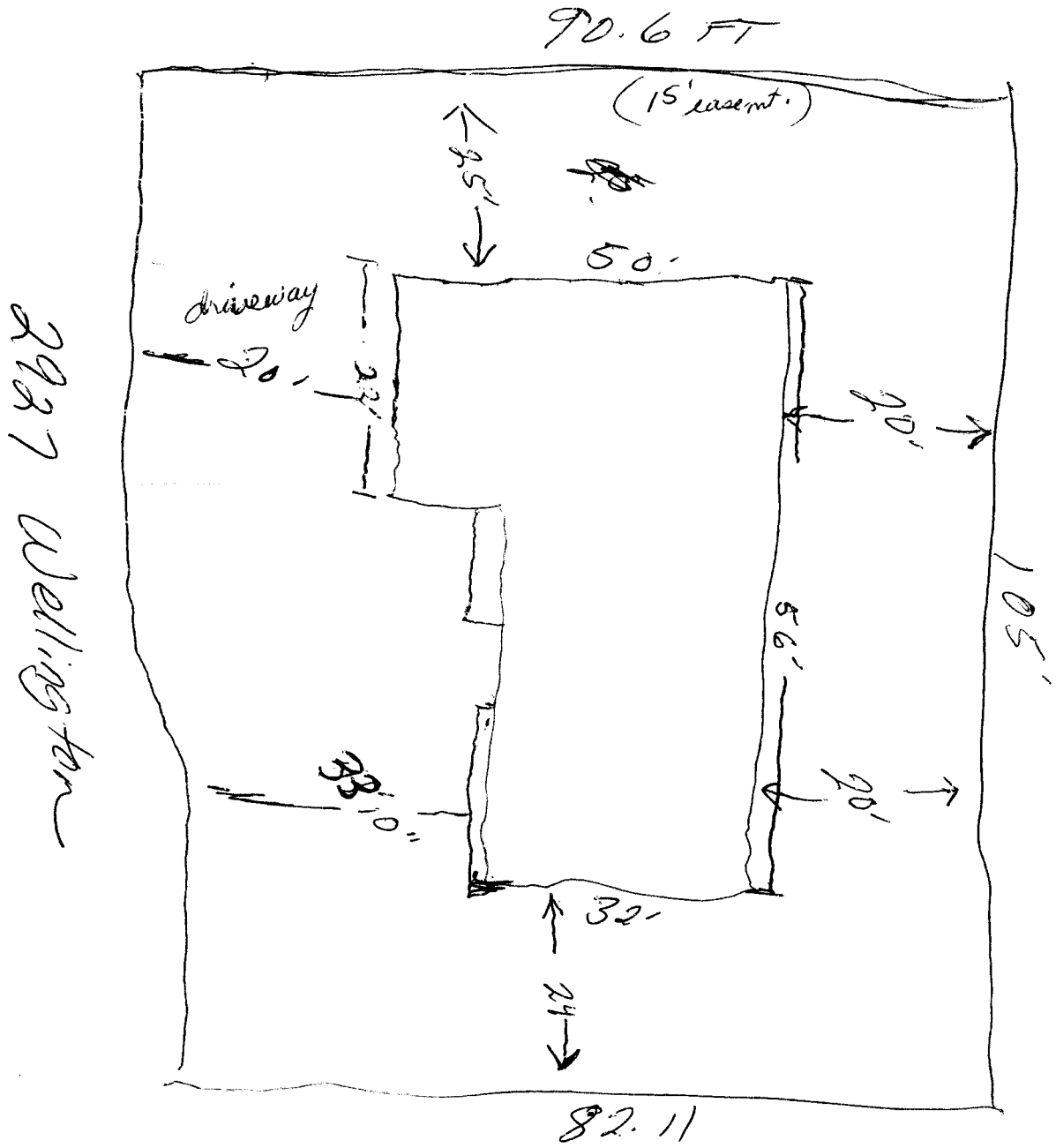
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9359

Utility Accounting Attendants Date 7-22-96

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 *ML 7-22-96*  
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. Kiehn*  
7-17-96