

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 05208

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

BLDG ADDRESS 2035 F + 3/4 Rd TAX SCHEDULE NO. 2947-152-30002  
 SUBDIVISION Wind Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200  
 FILING 1 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) None  
 (1) OWNER RUFUS JONES NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1720 PTARMIGAN  
RIDGE CT NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE 242-7303 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ SINGLE FAM. HOME

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR-2.4 Maximum coverage of lot by structures 6000A  
 SETBACKS: Front 25' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS 1402 TRAFFIC 89 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 Rufus Jones Date 5-19-98

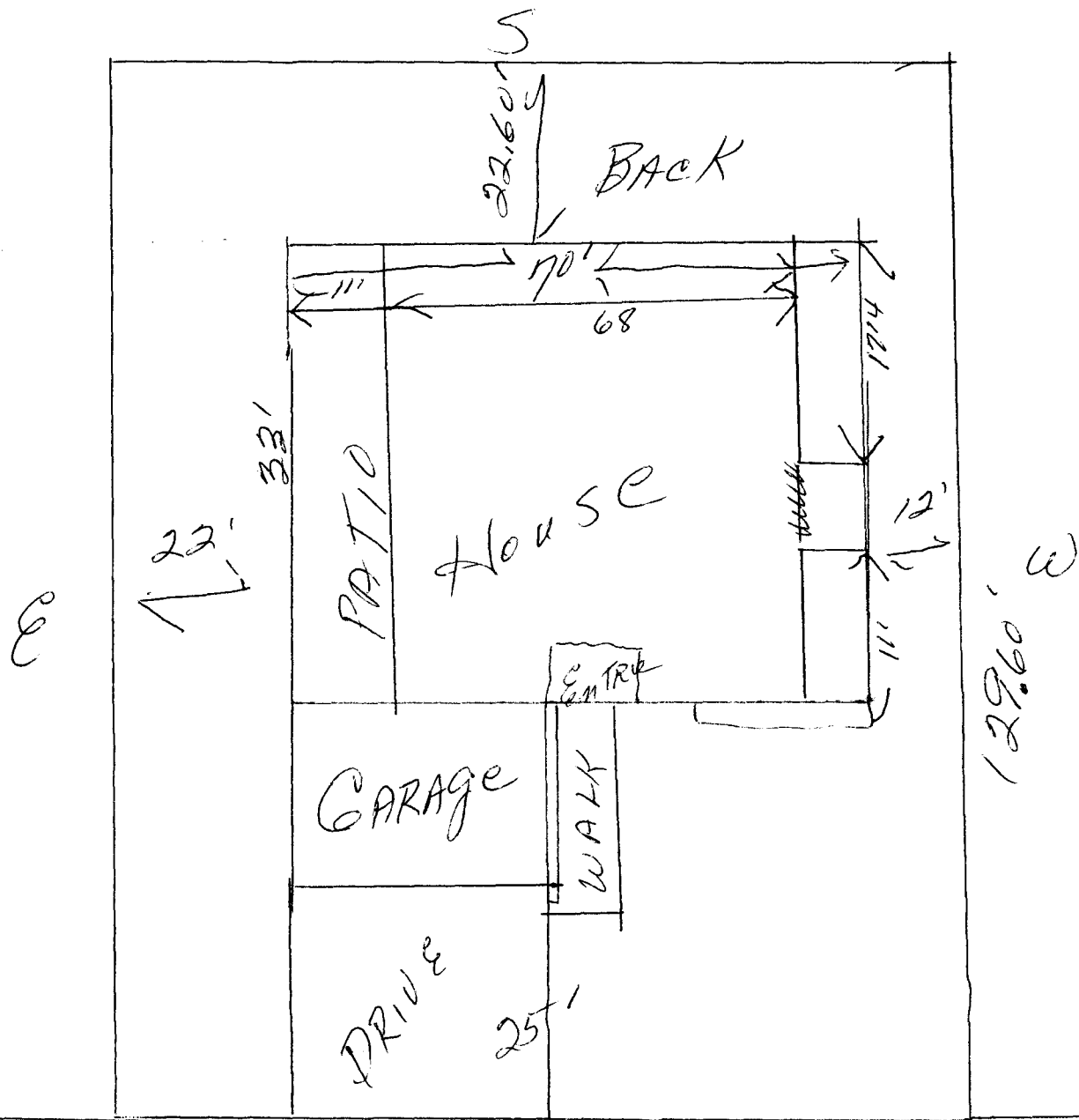
Department Approval Ronni Edwards Date 5/21/98

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 11314

Utility Accounting Rob Overholt Date 5-21-98

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 5/21/98  
 ANY CHANGES TO THIS PLOT PLAN MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

104'  
 (105')  
 N

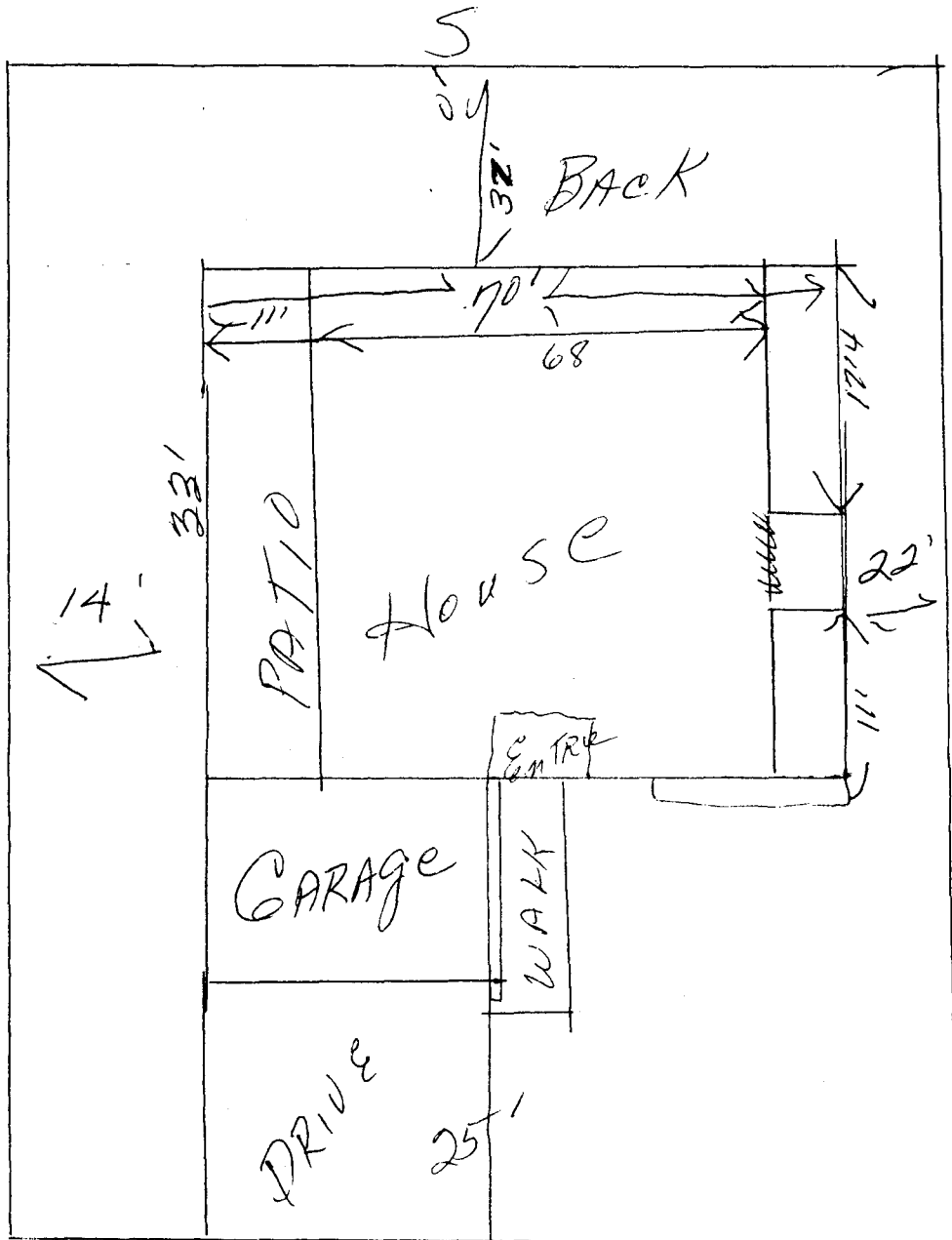
2035 F 3/4 Rd

PLOT PLAN  
 RUFUS M. JONES

DRIVENWAY LOCATION O.K.  
 K. Apple 5/19/98  
~~W. M. M. M.~~

Lot 2  
 Block 2  
 3rd Ranchfil 1  
 TAX Sect No  
 2947-152-30-002

60



A amended  
 SLC 6-1-98  
 ACCEPTED  
 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.

129.60' W

ACCEPTED Ronnie 5/21/98  
 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.

104'  
 (105')  
 N

2035 F 3/4 Rd

PLOT PLAN

RUFUS M. JONES

DRIVENWAY LOCATION O.K.

W added 5/19/98

~~W added 5/19/98~~

Lot 2  
 Block 2  
 2nd Ranchfil 1  
 TAX Sch No

2947-152-30-002