

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 89037



Your Bridge to a Better Community

13354-8380

BLDG ADDRESS 322 Lorey Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 800 SF  
 TAX SCHEDULE NO. 2945 101 06 006 SQ. FT. OF EXISTING BLDGS 1850  
 SUBDIVISION 1st Fruitridge TOTAL SQ. FT. OF EXISTING & PROPOSED 2650  
 FILING \_\_\_\_\_ BLK 1 LOT N. 82 Ft. <sup>Lot 5 minus</sup> NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Jonathan E. Jones NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 1 this Construction  
 (1) ADDRESS 322 Lorey Drive USE OF EXISTING BUILDINGS Home/Garage  
 (1) TELEPHONE 970 + 245-7189 DESCRIPTION OF WORK & INTENDED USE add entryway +  
courtesy toilet  
 (2) APPLICANT Jonathan E. Jones TYPE OF HOME PROPOSED:  
 (2) ADDRESS 322 Lorey Drive  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 970 + 245-7189 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 RSF-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20'5" from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7'3" from PL, Rear 25'5" from PL Parking Req'mt 2  
 Maximum Height 35 Special Conditions \_\_\_\_\_  
 CENSUS 4 TRAFFIC 10 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 4/17/2003  
 Department Approval Gayleen Henderson Date 4-17-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Abundant</u>		Date <u>4-17-03</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

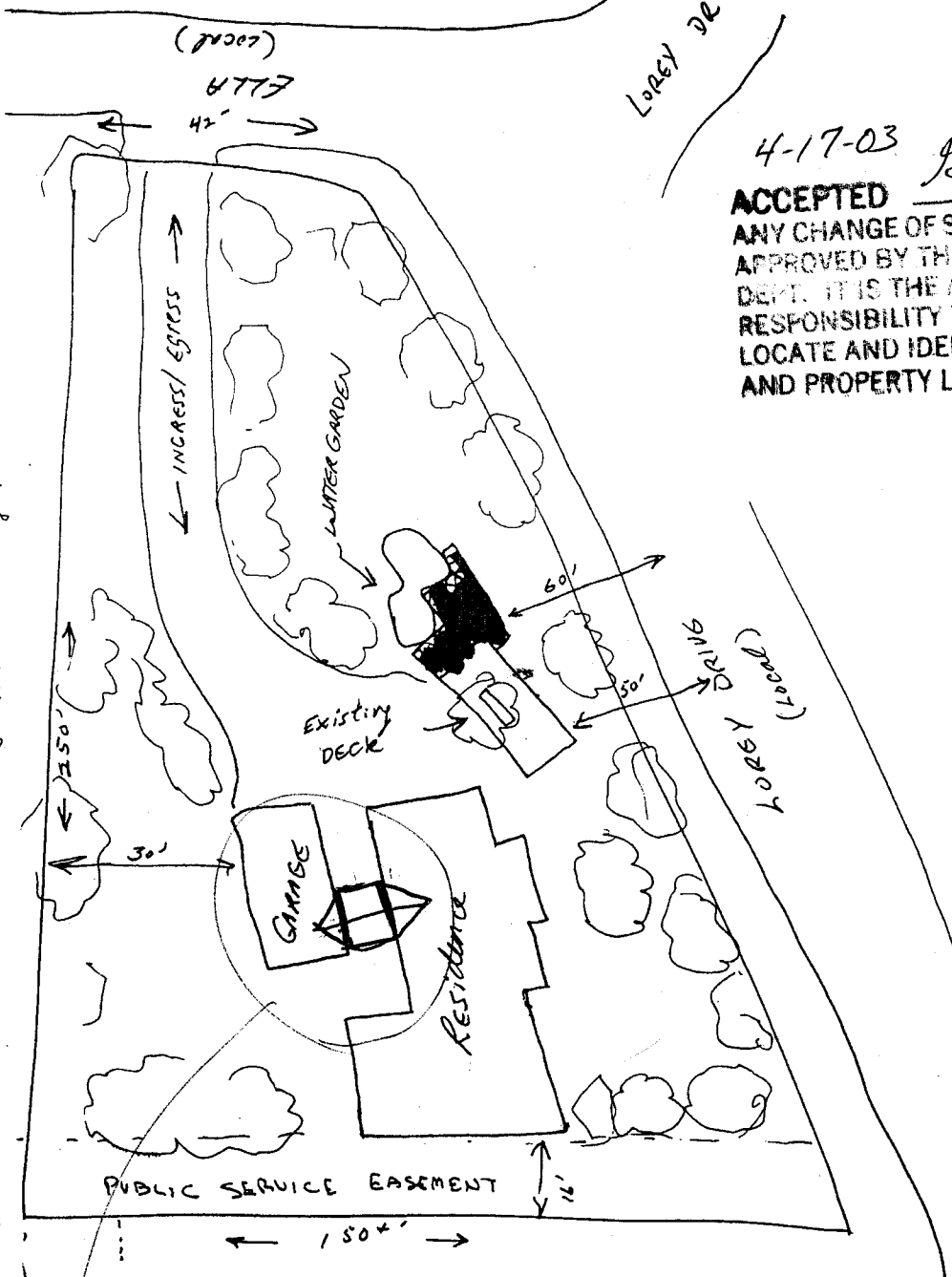
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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

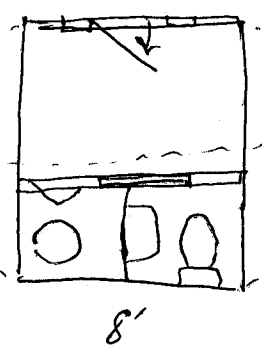
LOREY DR

4-17-03 Gayleen Henderson

**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.



NOT DRAWN TO SCALE



Proposed 04/03  
 addition:  
 800 sq ft.