

DATE SUBMITTED 3-23-94

BUILDING PERMIT NO. 48351

FEE \$ 5.00

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

48351
✓

BLDG ADDRESS 2321 South Rim Drive
SUBDIVISION South Rim
FILING 1 BLK 2 LOT 6
TAX SCHEDULE NO. 2945-083-18-006
OWNER Grand Ridge Properties, Inc.
ADDRESS 3026 Patterson Road
TELEPHONE 434-8070

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1878
SQ. FT. OF EXISTING BLDG(S) Not Applicable
NO. OF FAMILY UNITS One
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION Not Applicable
DESCRIPTION OF WORK AND INTENDED USE:
To construct one single family residence

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR3.5
SETBACKS: Front 20' from property line or from center of ROW, whichever is greater
Side 10' from property line
Rear 10' from property line
Maximum Height 28'
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 14 TRAFFIC ZONE 91
PARKING REQ'MT _____
SPECIAL CONDITIONS: _____

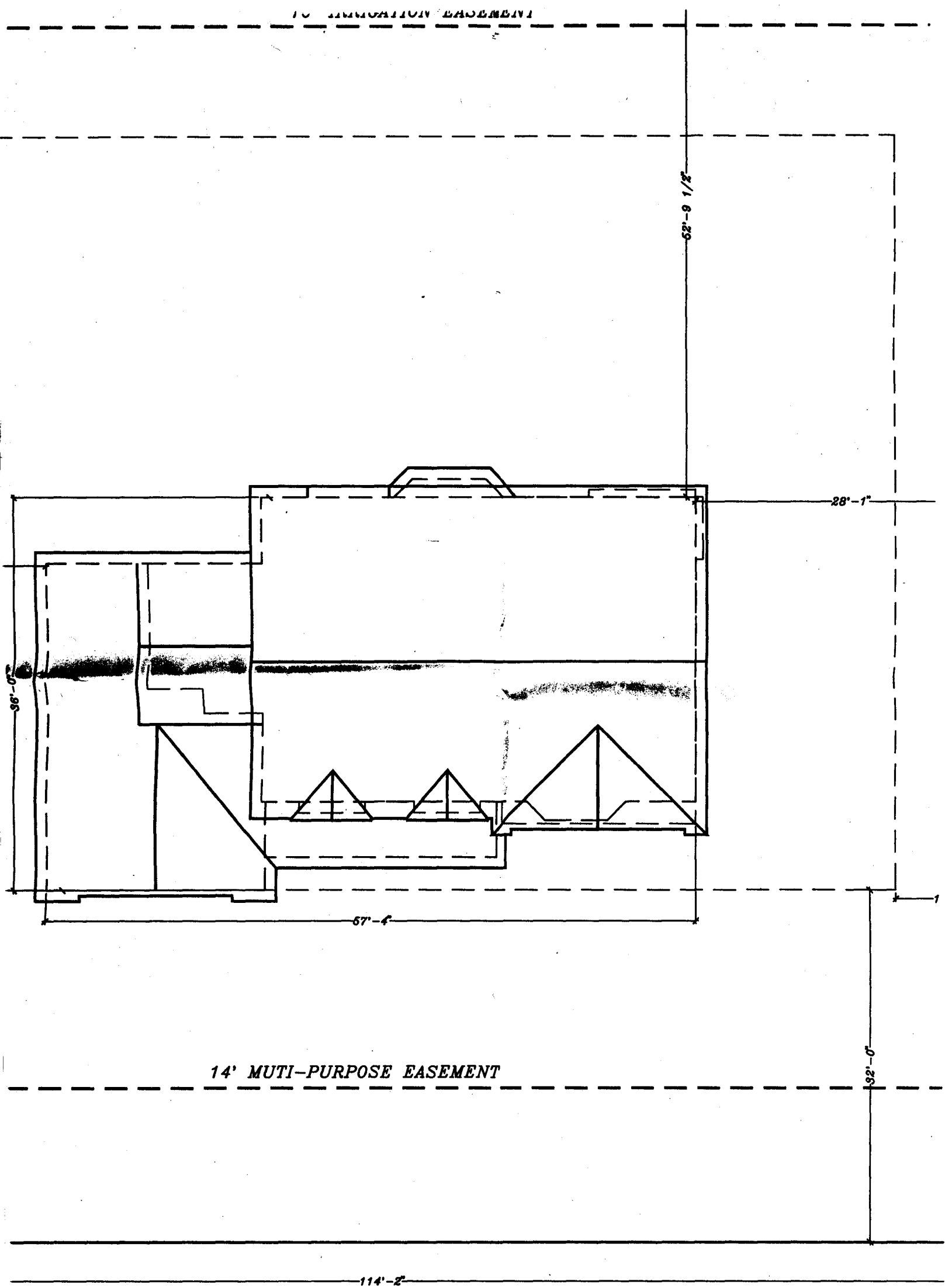
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

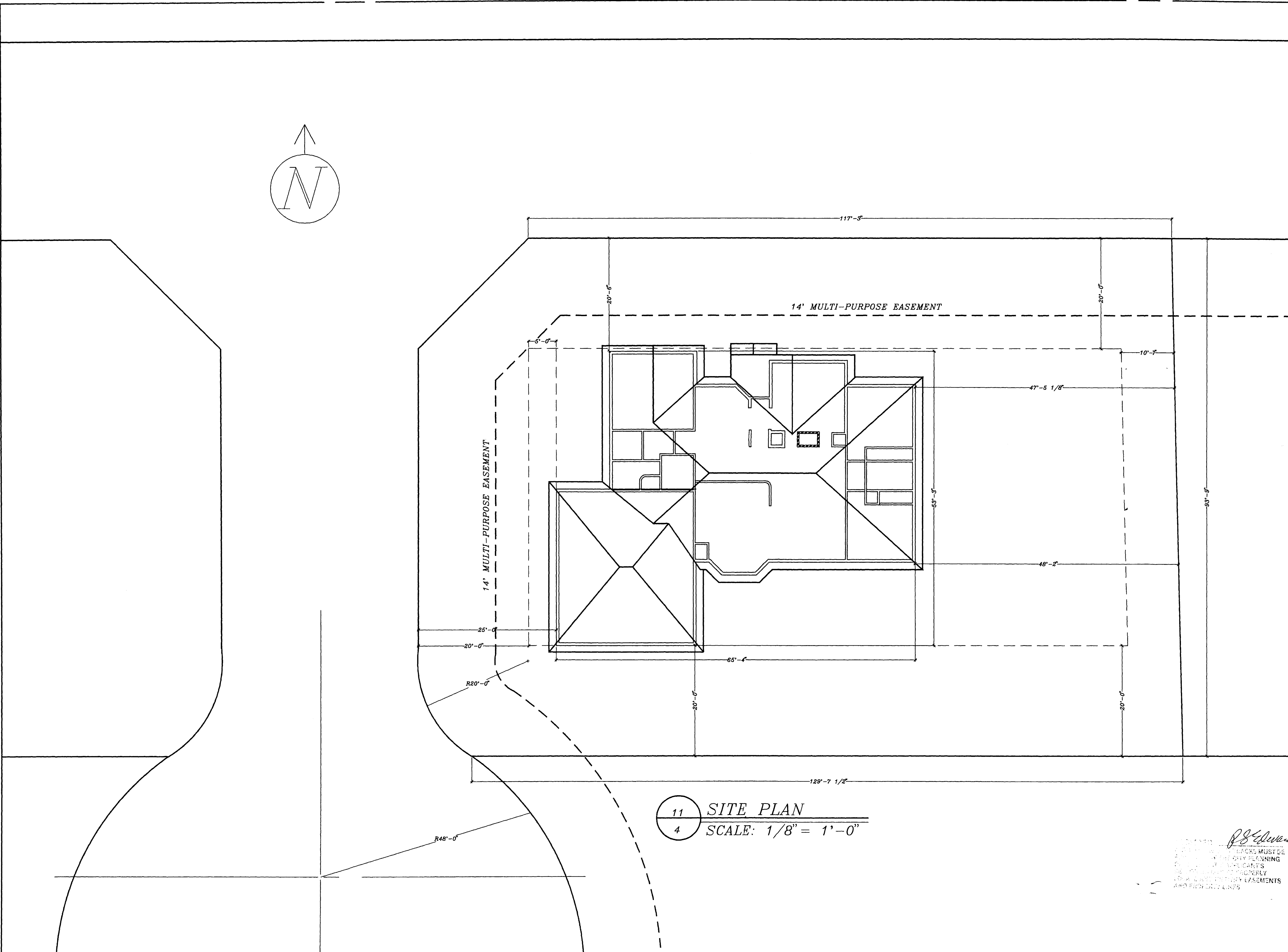
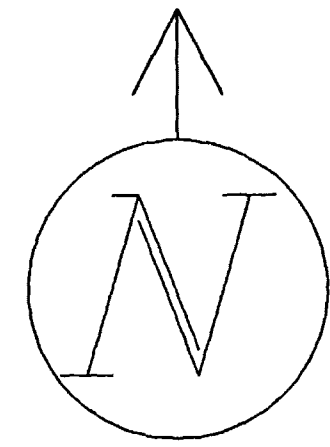
Department Approval [Signature] Applicant Signature by: [Signature]
Date Approved 3-23-94 Date March 21, 1994
Grand Ridge Properties, Inc.
Richard D. Sturtevant

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

(White: Planning) (Yellow: Customer) (Pink: Building)



11 **SITE PLAN**
 4 **SCALE: 1/8" = 1'-0"**



11 SITE PLAN
4 SCALE: 1/8" = 1'-0"

D.S. Surbeck 3/23/94
ALL DIMENSIONS MUST BE
CHECKED AGAINST THE
RECORD PLANS AND
FIELD SURVEY DATA
AND EASEMENTS
AND RECORD LINES

GREAT NEW HOMES
3026 PATTERSON
GRAND JCT. COLO. 81504

MODEL: HARVARD
LOCATION: SOUTH RIM BLOCK 2 LOT 6
ACAD FILE: 02194-3

DRAWN BY
DALE SURBECK

DATE:
3-21-94

DWG. NO.
11
OF
4
SHEETS

APP. BY

GREAT NEW
HOMES
PROJ. NO.
021-94