

DATE SUBMITTED 3-29-94

BUILDING PERMIT NO. 48102

FEE \$ 500

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

BLDG ADDRESS 2325 SOUTH RIM DR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2302
SUBDIVISION SOUTH RIM ON THE REDLANDS SQ. FT. OF EXISTING BLDG(S) 0
FILING 1 BLK 2 LOT 14 NO. OF FAMILY UNITS 1
TAX SCHEDULE NO. 2945-083-18014 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
OWNER MAGENSEN-KURTZ HOMES, INC. ADDRESS 1216 ROAD AVE., GJ.
TELEPHONE (303) 241-7067 DESCRIPTION OF WORK AND INTENDED USE:
SINGLE FAMILY RESIDENCE

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

DNE PR
SETBACKS: Front 20' from property line or from center of ROW, whichever is greater
Side 10' from property line
Rear 20' from property line
Maximum Height 28'
Maximum coverage of lot by structures

DESIGNATED FLOODPLAIN: YES NO
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).

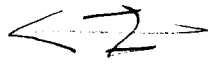
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval *M. P. [Signature]*
Date Approved 3-29-94

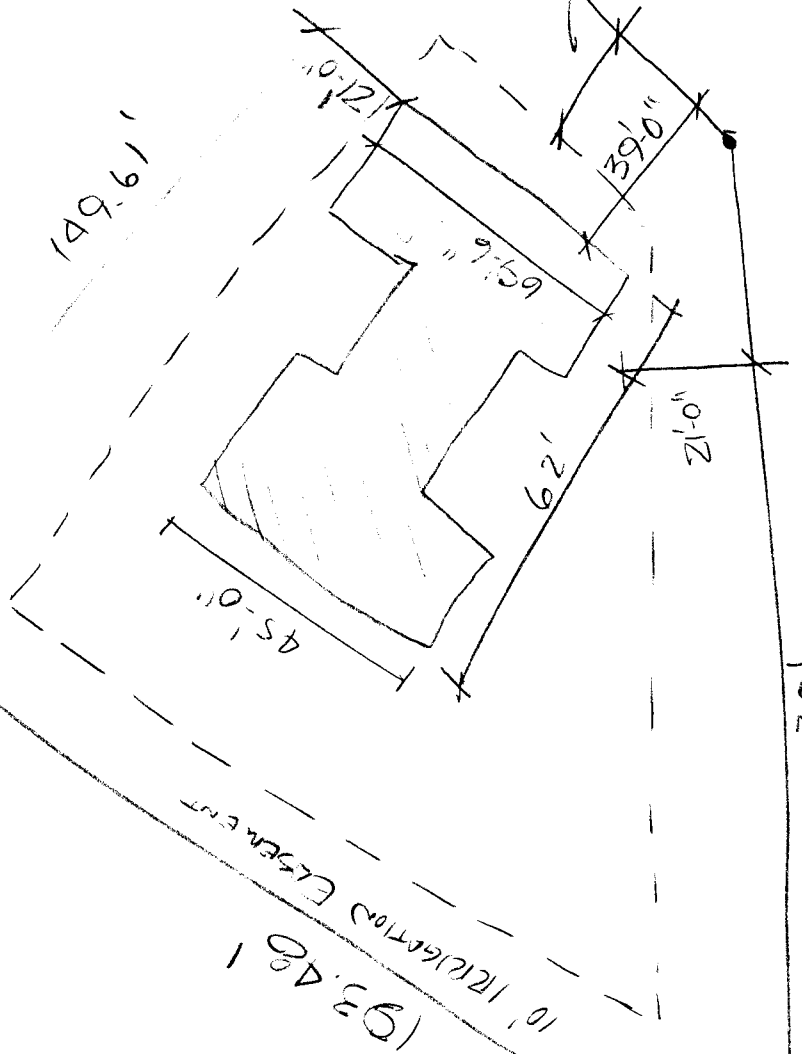
Applicant Signature *[Signature]*
Date 3-29-94

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

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



SOUTH
1601
DR.



LOT 14, BLK 2, FILING 1
SOUTH 1601 DR. AND THE
1601 LOTS

2325 SOUTH 1601 DR.

152.39'

10' UTILIZATION EASEMENT
193.48'

ACCEPTED MP 5-29-84
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.