

DATE SUBMITTED 3-23-94

BUILDING PERMIT NO. 48066

FEE \$ 500

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

BLDG ADDRESS 2322 South Rim Drive
SUBDIVISION South Rim
FILING 1 BLK 1 LOT 2
TAX SCHEDULE NO. 2945-083-17-002
OWNER Grand Ridge Properties, Inc.
ADDRESS 3026 Patterson Road
TELEPHONE 434-8070

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2404
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
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 Code)

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