

FEE \$ 5.00

BLDG PERMIT NO. 49735

TCP - 500.00

Approved 1/95 psc

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2322.5 South Rim Dr TAX SCHEDULE NO. 2945-083-17-003

SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2103

FILING 1 BLK 31 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
MERRITT CONST.

(1) OWNER Merritt Sixbey NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3109 E 1/2 Road

(1) TELEPHONE 434-5561 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Merritt Sixbey USE OF EXISTING BLDGS _____

(2) ADDRESS 3109 E 1/2 Road DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 434-5561 New Residence - S/F

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) or _____
from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL

Maximum Height 28'

Parking Req'mt 2

Special Conditions _____

CENSUS TRACT 14 TRAFFIC ZONE 91

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 Merritt Sixbey Date 8-29-94

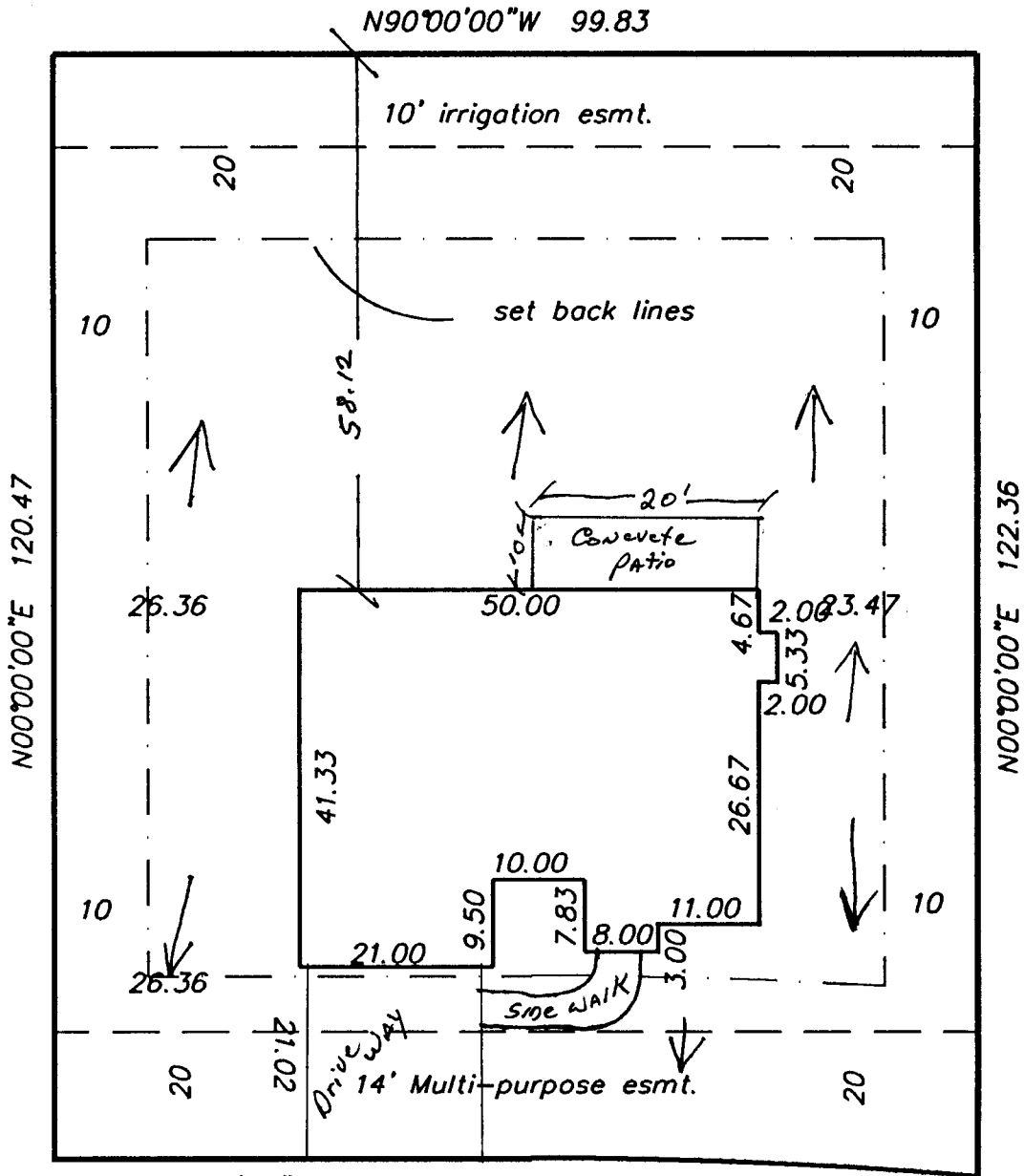
Department Approval Marcia Pety Date 8-31-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7827 - S/F

Utility Accounting Mellie Fowler Date 9-7-94

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

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



N90°00'00"W 51.56
ACCEPTED *MEM* 8-31-94
 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.

A=48.32
 R=592.25
 D=04°40'30"
 B=S87°37'54"E
 C=48.31
 T=24.18

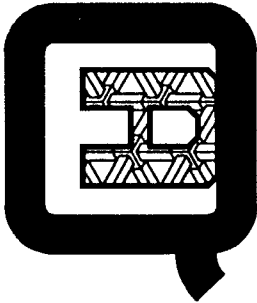
→ Flow of surface drainage

ADDRESS:
 2322.5 SOUTH RIM DRIVE

Lot 3 Block 1 Filing 1

PROPOSED HOUSE LOCATION

LOT 3, BLOCK 1, SOUTH RIM SUBDIVISION

FOR: SIXBEY	 <p> Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370 </p>	SURVEYED BY: N/A/
SCALE: 		DRAWN BY: MEM
DATE: 8/29/94		ACAD ID: SRIM
		SHEET NO.
		FILE: 94241