

FEE \$ 5.00

BLDG PERMIT NO. 49649

TCP - ~~500.00~~  
TCP Refunded 1/95

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2323.5 S. Rim Dr TAX SCHEDULE NO. 2945-083-18-013  
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800  
 FILING 1 BLK 2 LOT 13 SQ. FT. OF EXISTING BLDG(S) None  
 (1) OWNER Dick & Jean Olson NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3510 Ponderosa Way NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243 4543  
 (2) APPLICANT: Same USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ Single fam residence

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 \_\_\_\_\_ Parking Req'mt 2  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 28' 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 Dick Olson Date 8-29-94  
 Department Approval Marcia Petry Date 8-29-94

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 7810  
 Utility Accounting Mellie Fowler Date 8-29-94

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

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

**LOWE DEVELOPMENT CORPORATION**

11777 San Vicente Blvd., Suite 900  
Los Angeles, CA 90049

August 16, 1994

City of Grand Junction  
Building Department  
250 North 5th. Street  
Grand Junction, CO 81501

RE: ACC Approval for Lot 13, Block 2, South Rim, Filing One

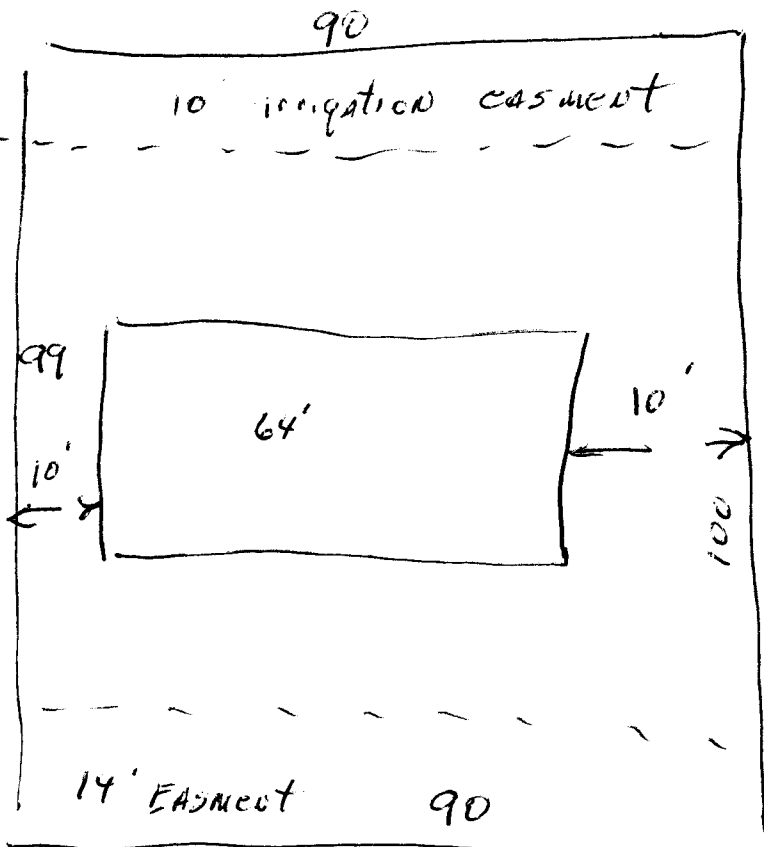
To Whom It May Concern:

The Architectural Control Committee of the South Rim Homeowners Association has approved the home plans for Lot 13, Block 2, South Rim, Filing No. One.

Respectfully,



James W Harmon, project manager



ACCEPTED *MP* 8-29-97  
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.

- 2323 1/2 S. Rim Dr