

FEE \$ 10<sup>00</sup>  
TCP \$ 330.29

*Refunded 12/95*

BLDG PERMIT NO. 53948

*tp/pc*

### PLANNING CLEARANCE

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

*\$*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 530 Rim Dr TAX SCHEDULE NO. 2945-083-24-014  
 SUBDIVISION Southern SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2186  
 FILING 3 BLK 2 LOT 14 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER BENNETT CONST NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 833 24 1/2 Rd.  
 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (2) APPLICANT LARRY BENNETT USE OF EXISTING BLDGS New S.F. Home  
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_

**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 25' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ CENS.T. 91 T.ZONE 14 ANN# FP-95-86

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 [Signature] Date 10-31-95  
 Department Approval [Signature] Date 10-31-95

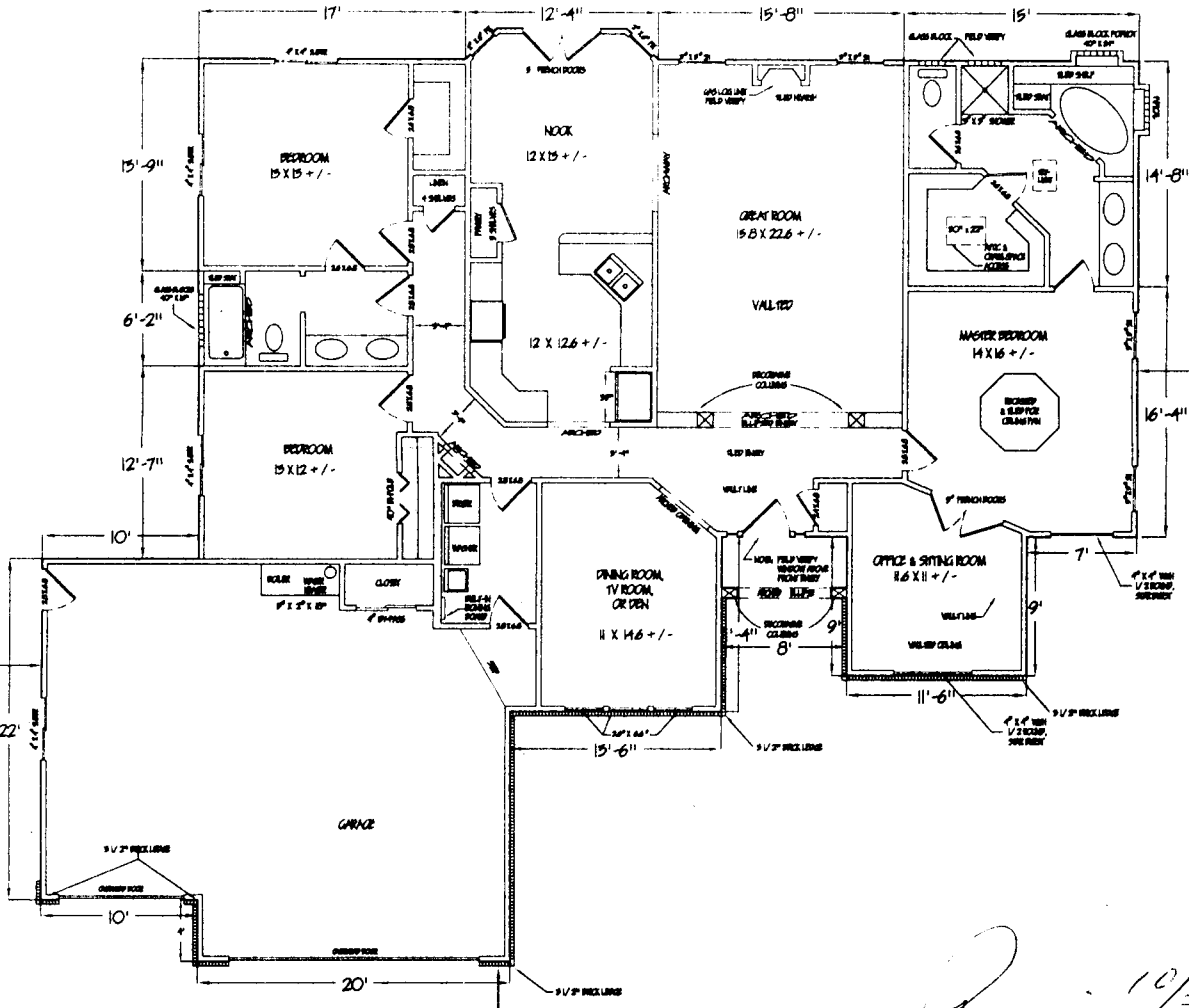
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8208-8/F  
 Utility Accounting Mellie Fowler Date 10-31-95

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

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

94'

34'



Prop. line

115'

**ACCEPTED** *Dennis* 10/31/95  
 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.

94'

530 Rim Dr

Plot Plan  
Scale: 1/8" = 1'

PROJECT: The Jenosh 2186 Sq.Ft.

Drafting & Design