

FEE \$ 10⁰⁰
TCP \$ —

BLDG PERMIT NO. 54502

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

*PC
HCP*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 536 Rim Drive TAX SCHEDULE NO. 2945-083-24-009
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000
 FILING 3 BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER STEVIE + TENA PETERSON NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2293 1/2 N ARriba GS. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-8295 USE OF EXISTING BLDGS SF RES
 (2) APPLICANT STEVIE PETERSON DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 2293 1/2 N ARriba GS. NEW RESIDENCE
 (2) TELEPHONE 243-8295

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 PER SITE PLAN 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 ACCO Approval
Revised
 Maximum Height 32 CENS.T. 41 T.ZONE 91 ANN# 257

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).

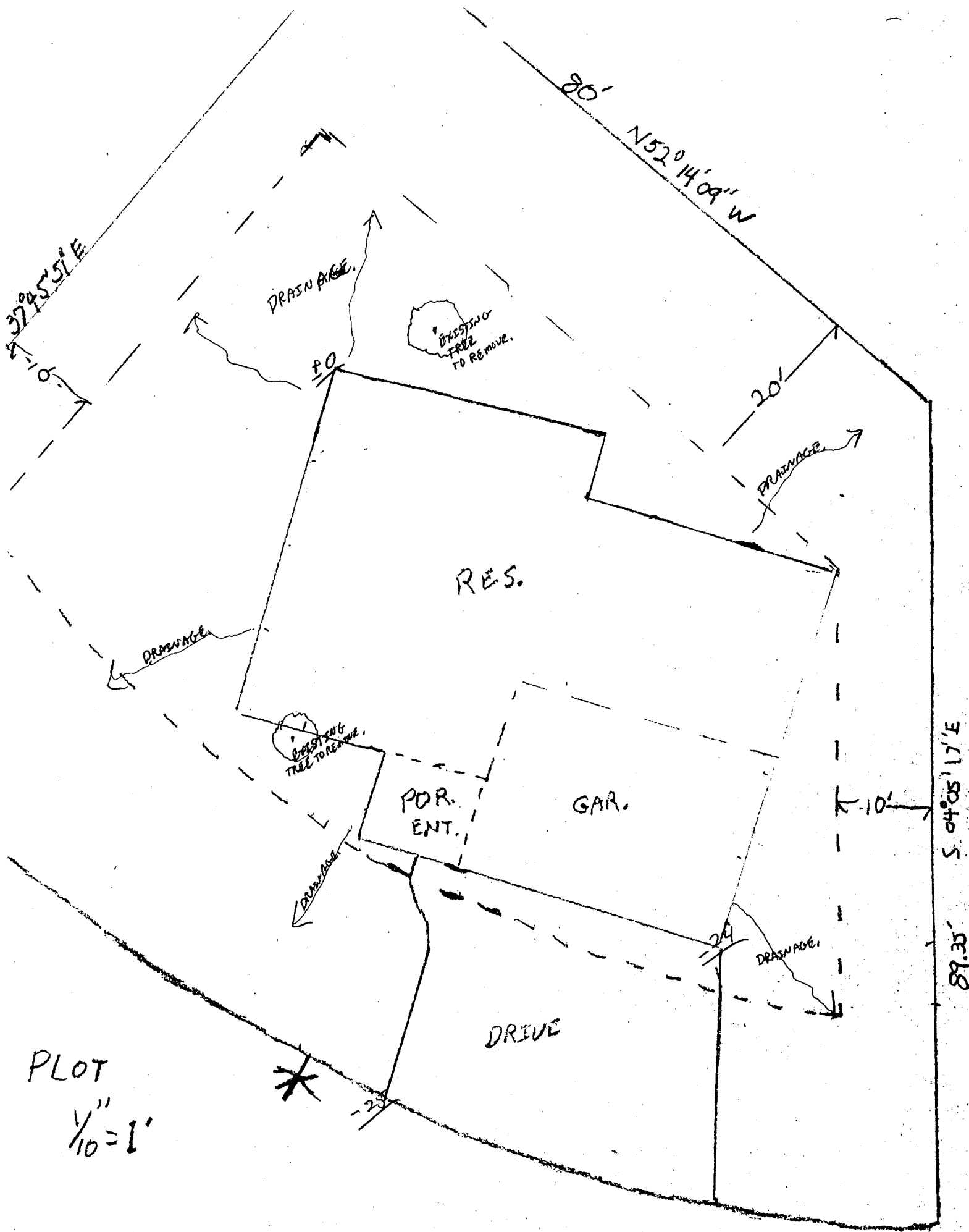
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Stevie Peterson Date 12/1/95
 Department Approval Bill Neth Date 12-1-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8787
 Utility Accounting Chickson Date 12-1-95

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)



PLOT
 $\frac{1}{10}'' = 1'$

A = 69.36

(C31) - SEE SURVEY

Bill N... 12-1-95

ACCEPTED
 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.



LOT	BLK	FILE NO.
9	2	3
536 RSM DR.		