

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰

BLDG PERMIT NO. 53836

*LPC
JEP*

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2068 Rim Shadow Ct TAX SCHEDULE NO. 2947-271-06-046
 SUBDIVISION Seasons SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2532
 FILING 3 BLK _____ LOT 6 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Scoria Homes NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 401 Seasons Dr.
 (1) TELEPHONE 241-2034 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT L&E Enterprises USE OF EXISTING BLDGS Single Family
 (2) ADDRESS 1000 N. 9th Grand Junction DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 245-2046 New Home

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 PR4.4 Maximum coverage of lot by structures _____
 SETBACKS: Front 15' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 0 from PL Rear 10' from PL Special Conditions No part of home to extend
 over property line.
 Maximum Height _____ CENS.T. 14 T.ZONE 66 ANN# _____

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 Dany Lu Sam Date 10-18-95
 Department Approval Ronnie Edwards Date 10-18-95

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

Utility Accounting _____ Date _____

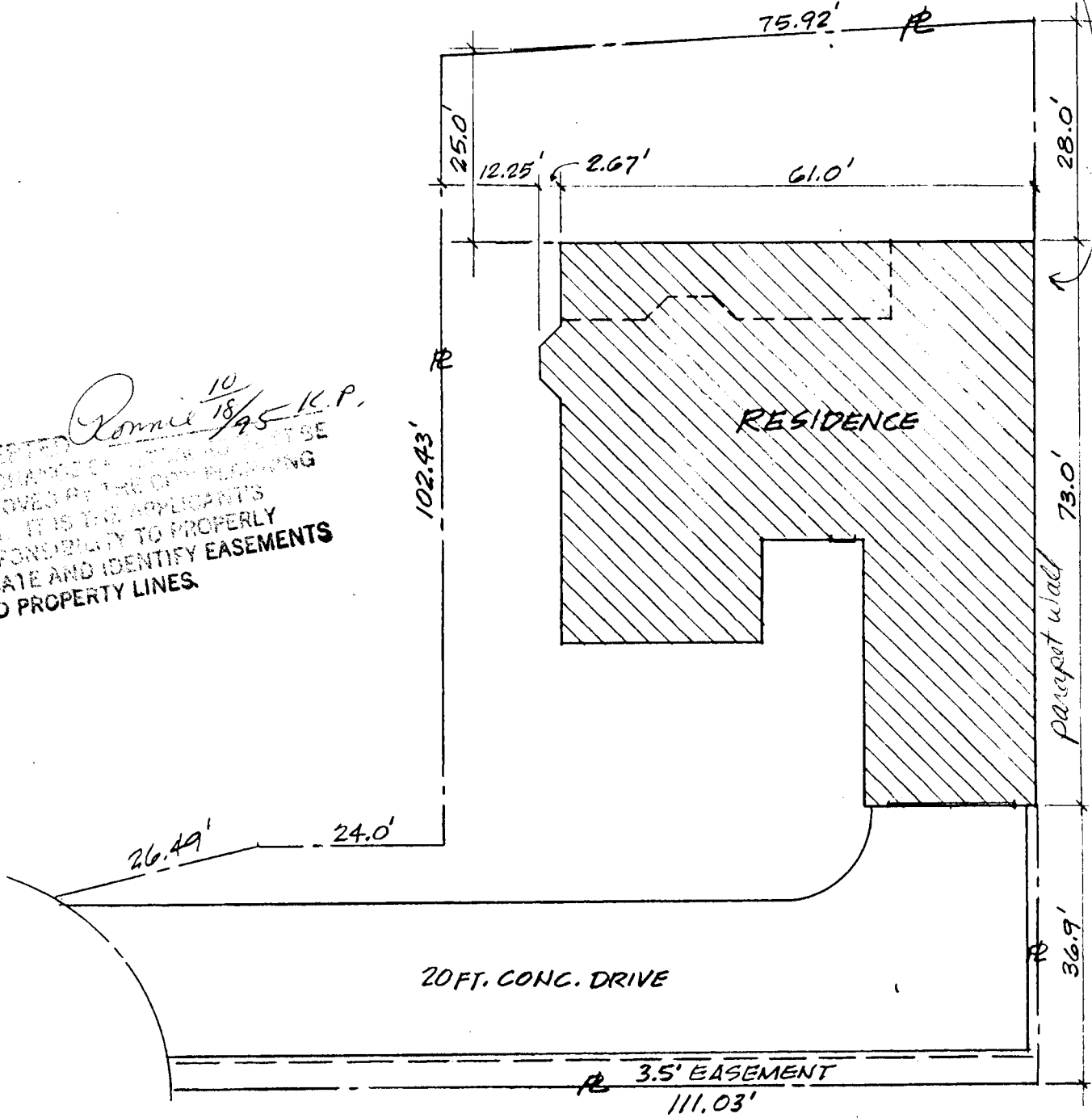
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

No part of home
to extend over
property line.

property
on line.

ACCEPTED
Ronnie ^{10/18/95} K.P.
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



2068 Rim Shadow Ct.

SITE PLAN
SCALE: 1" = 20'

