

FEE \$	10 ⁰⁰
TCP \$	_____

BLDG PERMIT NO. 54120

4/PC
TCP
5

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2338 South Rim Dr TAX SCHEDULE NO. 2945-083-21-005

SUBDIVISION South Rim T SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800

FILING #2 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER GARY HEATH NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 285-9681 USE OF EXISTING BLDGS Single Family

(2) APPLICANT LGD Construction DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 2315 HALL _____

(2) TELEPHONE 243-6471 NEW - 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 3.5 Maximum coverage of lot by structures _____

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

Side 10' from PL Rear 20' from PL Special Conditions ACPO approval req'd.

Maximum Height 28' CENS.T. 14 T.ZONE 91 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 [Signature] Date 11/9/95

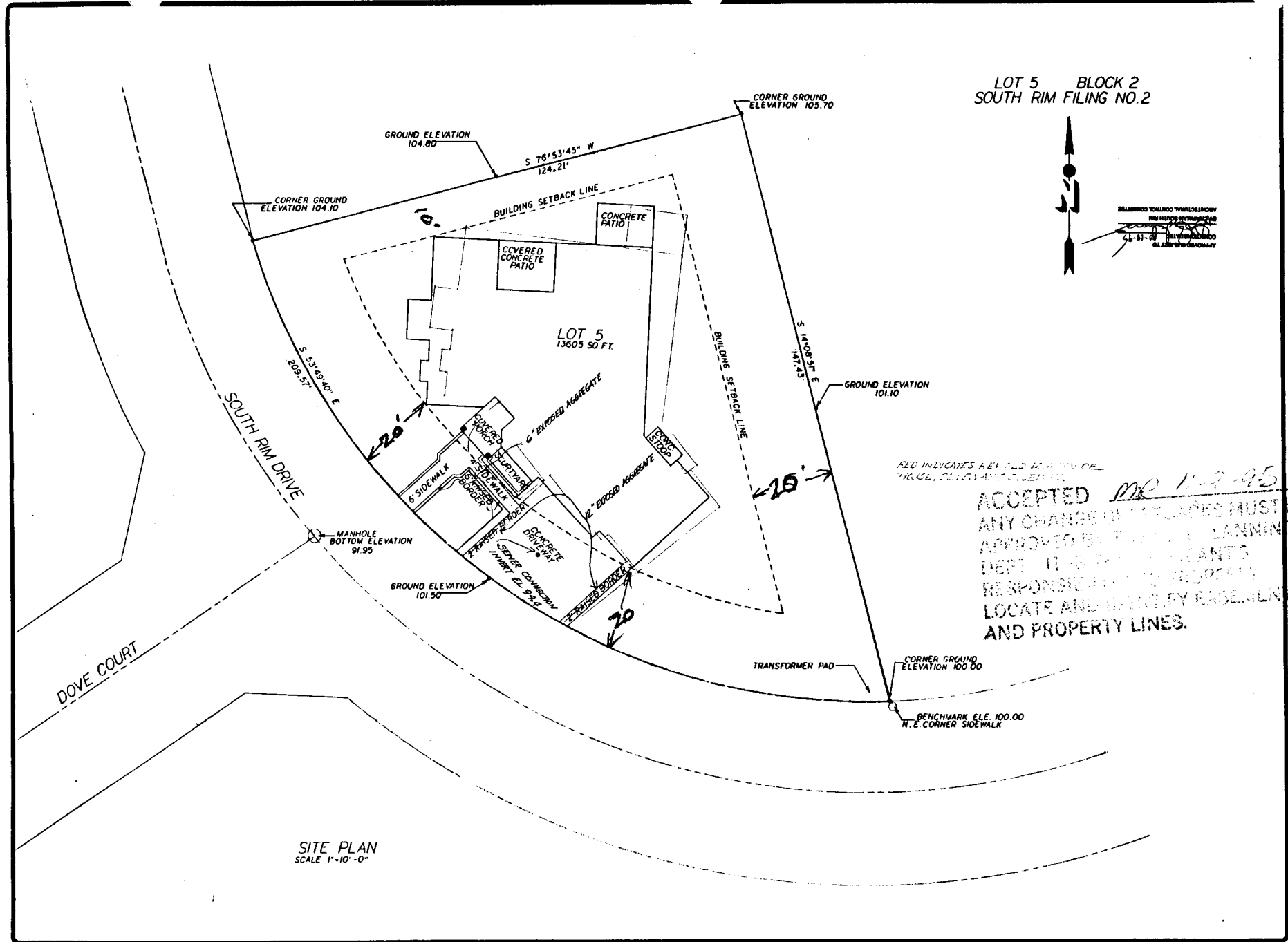
Department Approval Marcia Rabideaux Date 11/9/95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8737

Utility Accounting Jackie S. Berry Date 11/9/95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-20 Grand Junction Zoning & Development Code)

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



REVISION	BY

DESIGNED FOR
GARY AND PAT
HEATH

ROBERT ESTES
CUSTOM DESIGNS
IN ARCHITECTURAL
DRAWING
131 N. BOWEN ST. 4B
PALISADE CO. 81320
*464 7601

DATE
SEPT 24, 1995
SCALE
1"=10'-0"
JOB NO.
SHEET
4

of 5 SHEETS