

FEE \$ 10.00

BLDG PERMIT NO. 54061 AC

### PLANNING CLEARANCE

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

*address was changed*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2349 South Rim Drive TAX SCHEDULE NO. 2945-083-25-005

SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2524.08

FILING 3 BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Ted Oucray NO. OF DWELLING UNITS BEFORE: 0 AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(1) ADDRESS 560 Pearlwood Court

(1) TELEPHONE 241-9225 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT same USE OF EXISTING BLDGS New Res

(2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE same New Res. - S/F

*Merritt Sisy - Builder*

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 25' 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 \_\_\_\_\_

Maximum Height \_\_\_\_\_ 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 Ted Oucray Date oct/22/95

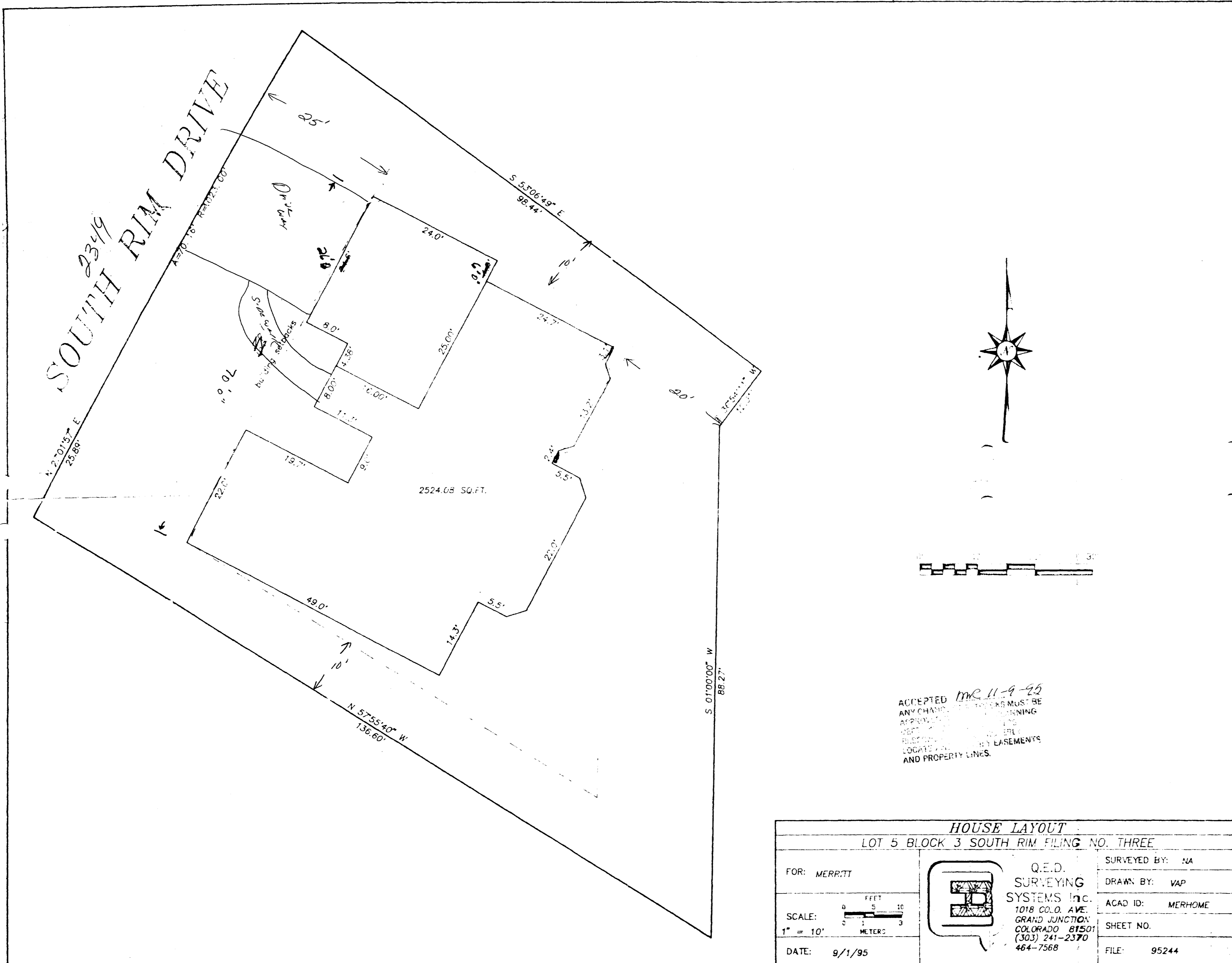
Department Approval Marcia Rabideaux Date 11/9/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8736 - S/F

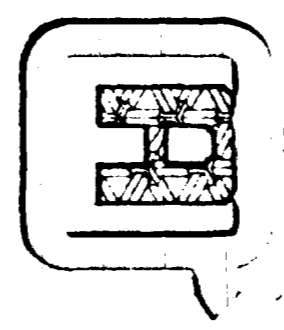
Utility Accounting Millie Fowler Date 11-9-95

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)



ACCEPTED *mc 11-9-25*  
 ANY CHANGES MUST BE  
 APPROVED BY THE  
 ENGINEER BEFORE  
 CONSTRUCTION OF  
 FOUNDATIONS,  
 EASEMENTS  
 AND PROPERTY LINES.

HOUSE LAYOUT			
LOT 5 BLOCK 3 SOUTH RIM FILING NO. THREE			
FOR: MERRITT		Q.E.D. SURVEYING SYSTEMS Inc.	SURVEYED BY: NA
SCALE: 1" = 10'		1018 CO. O. AVE. GRAND JUNCTION, COLORADO 81501 (303) 241-2370 464-7568	DRAWN BY: VAP ACAD ID: MERHOME
DATE: 9/1/95			FILE: 95244