

FEE \$ 10⁰⁰
TCP \$ -0-

BLDG PERMIT NO. 55033

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

PC

5003-6945-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 531 Rim Drive TAX SCHEDULE NO. 2945-083-23-001
SUBDIVISION South Rim Drive SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2189 sq. ft.
FILING 3 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER McKITT Const. INC. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 405 West MAYFIELD Drive
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 241-5164 1-210-0182 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.

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) Parking Req'mt 2
or _____ from center of ROW, whichever is greater
Side 10' from PL Rear 20' from PL Special Conditions ACC approval
Maximum Height 28' required
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 2-13-96

Department Approval [Signature] Date 2-13-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8943-S/F

Utility Accounting [Signature] Date 2-14-96

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)



ACCEPTED - MR 2-13-46
 ALL CONDITIONS OF SALE AND
 AGREEMENTS TO BE READ AND
 UNDERSTOOD BY THE BUYER AND
 SELLER BEFORE THE DEED IS
 RECORDED. THE BUYER'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

DRAWN
 LARRY J.
 2-13-46
PLOT PLAN