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TCP \$ -0-

BLDG PERMIT NO. 55870

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 537 Rim Dr. TAX SCHEDULE NO. 2945-083-23-011  
SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2047  
FILING 3 BLK 1 LOT 11 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER Merritt Const Inc. NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 405 West Mayfield  
NO. OF BLDGS ON PARCEL  
(1) TELEPHONE 241-5164 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Merritt Sixbey USE OF EXISTING BLDGS \_\_\_\_\_  
(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 PC-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  
Special Conditions \_\_\_\_\_  
Side 10' from PL Rear 20' from PL  
Maximum Height \_\_\_\_\_  
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).

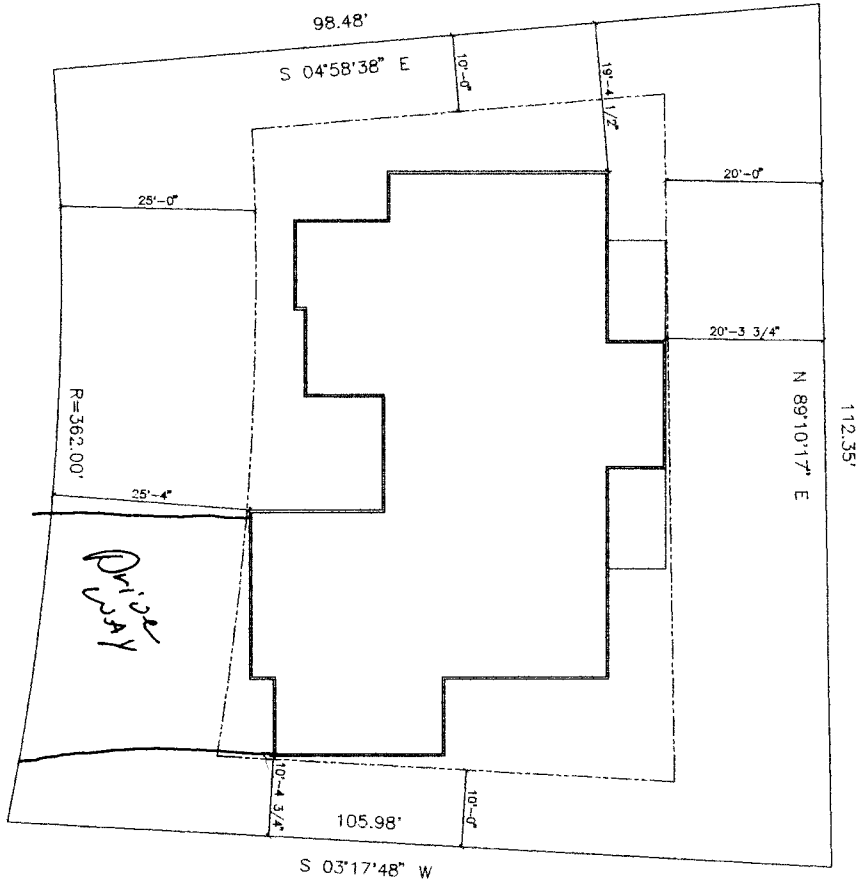
Applicant Signature [Signature] Date 4-22-96  
Department Approval Marcia Rabideaux Date 4-24-96

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)

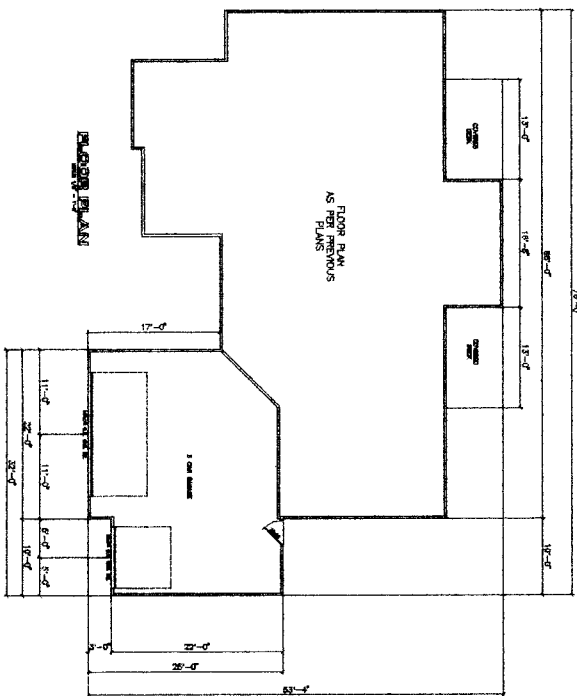


RIM DRIVE

537 RIM DRIVE  
BLOCK 1  
LOT 11  
FILING 3  
10,498 SQ. FT.  
TYPE "B"

ACCEPTED *MR. 4-25-96*  
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.

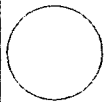
*DRIVEWAY LOCATION OK*  
*Joe Kishel*  
*422-96*



**PLOT PLAN**

SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

MERRITT  
CONSTRUCTION



*Auto*  
**DRAFT**  
COMPUTER AIDED DRAFTING  
GRAND JUNCTION, CO (970) 523-5158

NO.	REVISIONS

TITLE BLOCK  
DATE  
DRAWN BY  
CHECKED BY  
PLOT DATE  
4/20/96  
1/8" = 1'-0"  
SHEET 3