

FEE \$	10 ³⁰
TCP \$	0

BLDG PERMIT NO. 56665

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2332 S. Rim Dr TAX SCHEDULE NO. 2945-083-21002
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200
 FILING 2 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER BENNETT NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 833 24 1/2 Rd
 (1) TELEPHONE 241-0795 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT LARRY BENNETT USE OF EXISTING BLDGS S/F
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ New S/F

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 _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 20' from PL
 Maximum Height 28' 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 [Signature] Date 6-19-96

Department Approval [Signature: Marcia Batideaux] Date 7-3-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9320-S/F

Utility Accounting Millie Fowler Date 7-3-96

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)

11978 SQ.FT.
BLOCK 2

N 67.51' 117'

98.25'
110.72'

DRIVEWAY
LOCATION OK
J. J. [Signature]
6-19-96

10382 SQ.FT.

10901

S 70'

100.60' E
S 15.52' 31" E
97.53'

2332 South Rim Dr
South Rim Flimg
Lot 2.81k21 Subdivision
South Rim

S 75.52' 20" W
106.41'

ACCEPTED *MR 7-3-96*
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.

11861 SQ.FT.

3

120.30' W
110.90'

W 108.02' 59" S
75.50'

14' Multipurpose Easement
107.39'

362.3

15.46' 27" E

South Rim Drive
S 13.48' 50" E

59.61' E
57.30' S
158.84'

26.00'

114.55'

158.84' W
32.12'

22'

57.01'

18.67'

66'

25'