

FEE \$ 10⁰⁰
 TCP \$ 0

BLDG PERMIT NO. 55481

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

5003-6825-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2341 South Rim Dr TAX SCHEDULE NO. 145 08-5-20-12
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400
 FILING 3 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Mary & Robert Hughes NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 106 NW PL Grand Co NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-1111 USE OF EXISTING BLDGS Demolition
 (2) APPLICANT Grand Junction, Inc DESCRIPTION OF WORK AND INTENDED USE: ADD
 (2) ADDRESS 106 NW PL Grand Co Removal - S/F
 (2) TELEPHONE 243-9000

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 PR3.5 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions see building envelope
 Maximum Height _____ CENS.T. 14 T.ZONE 91 ANNEX# _____

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 3-20-96
 Department Approval [Signature] Date 3/22/96
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9048-S/F
 Utility Accounting [Signature] Date 3-22-96

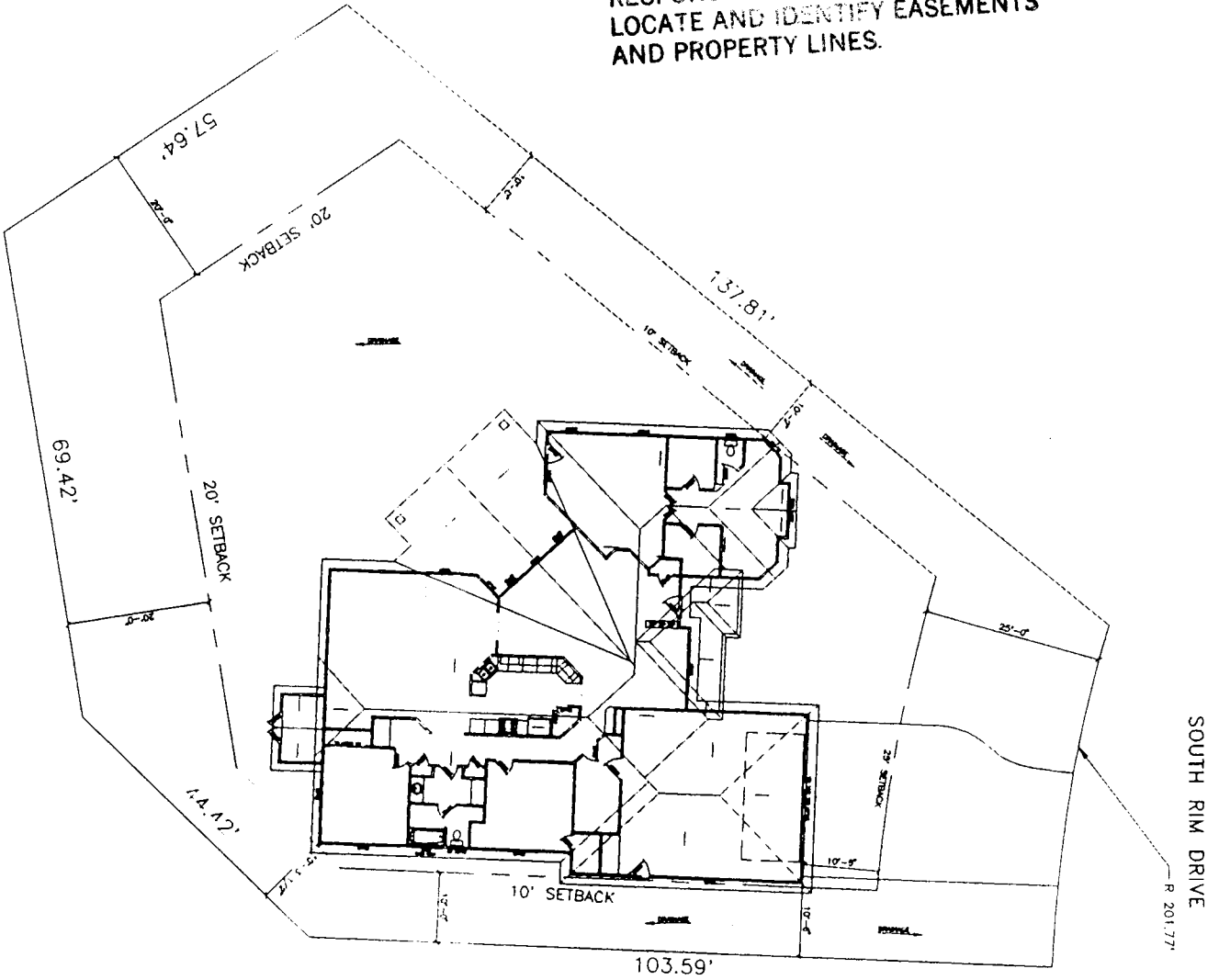
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *KCA 3/22/96*
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.

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

PLOT PLAN



DRIVEWAY
LOCATION OK
J. Koda
3-22-96