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BLDG PERMIT NO. 54887

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2342 S. Rim Drive TAX SCHEDULE NO. 2945-083-24-001
SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2455
FILING 3 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Chuck + Mindy DANIEL NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 376 E VALLEY CIRCLE
(1) TELEPHONE 970-257-0673 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT WEBER BUILT HOMES USE OF EXISTING BLDGS _____
(2) ADDRESS 6800 REEDER MESA Rd DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 970-245-682 RESIDENCE - 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
Side 10' from PL Rear 20' from PL Special Conditions ACC approval
Maximum Height _____ required
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: Sinda Weber Date 1-23-96

Department Approval: Marcia Babilonik Date 1-23-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8891- S/F

Utility Accounting: Millie Fowler Date 1-24-96

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)

