

FEE \$ 1000

BLDG PERMIT NO. 56342

TCP 0

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2345 South Rim Drive TAX SCHEDULE NO. 2945-083-25-003

SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2252

FILING 3 BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Bain 2 Leonard & Charles NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS _____

(1) TELEPHONE out of town NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Merritt Const Inc. USE OF EXISTING BLDGS New Res

(2) ADDRESS 405 West Mayfield St DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 241-5464 - 1-210-0182 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 PR3.5 Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL) or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 20' 10' from PL

Maximum Height 28' - See Bldg Envelopes

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 5/23/96

Department Approval Ronnie Edwards Date 6/5/96

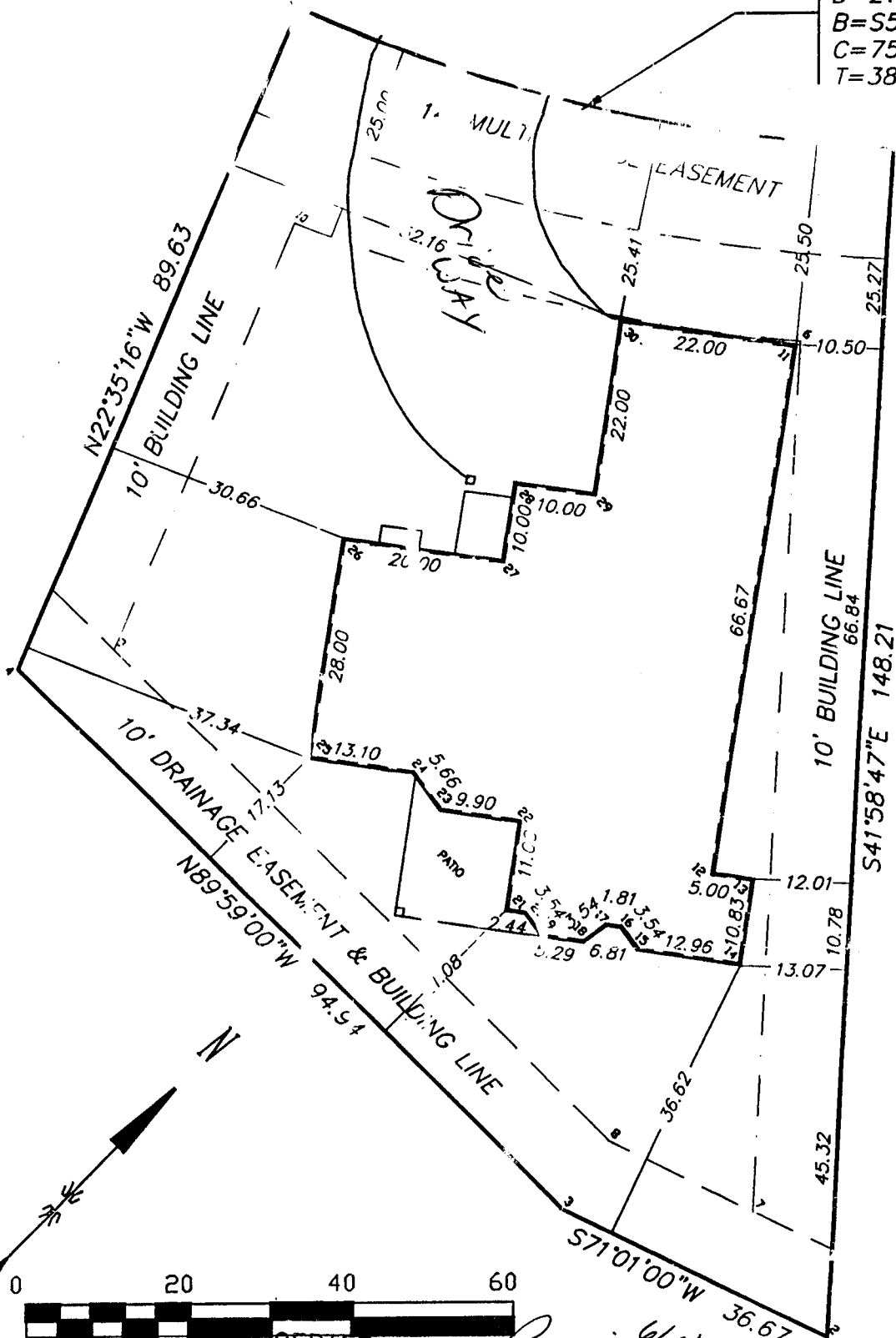
Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. 9252

Utility Accounting [Signature] Date 6/5/96

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

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

A=76.35
 R=201.77
 D=21°40'47"
 B=S58°47'32"W
 C=75.89
 T=38.64



ACCEPTED
 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.

Ronnie 6/5/96

*Driveway okay
 J. Kliska*

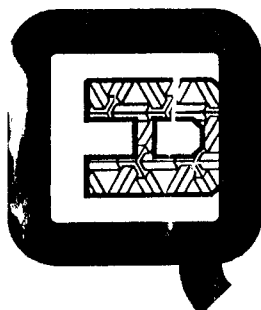
5-30-96

DESCRIPTION:

LOT 3, BLOCK 3
 SOUTH RIM FIL.3
 MESA COUNTY, COLORADO

2345 South Rim Dr.

BUILDING STAKEING

FOR: MERRITT	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970)464-7568 (970)241-2370</p>	SURVEYED BY: SB GD
SCALE: 1" = 20'		DRAWN BY: DMM
DATE: 5/22/96		ACAD ID: SR3L3B3
		SHEET NO.
		FILE: 96144