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| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 0 |

BLDG PERMIT NO. 55241

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2351 S. Rim DR. TAX SCHEDULE NO. 2945-083-25-006
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2330
 FILING 3 BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Premier Homes NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3435 Ponderosa Ct.
 (1) TELEPHONE 242-9418 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS _____
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ Single Family Residence

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't _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions ACC approval req'd
 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 3/4/96
 Department Approval Ronnie Edwards Date 3-4-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8991-3/P

Utility Accounting Mellie Fowler Date 3-4-96

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

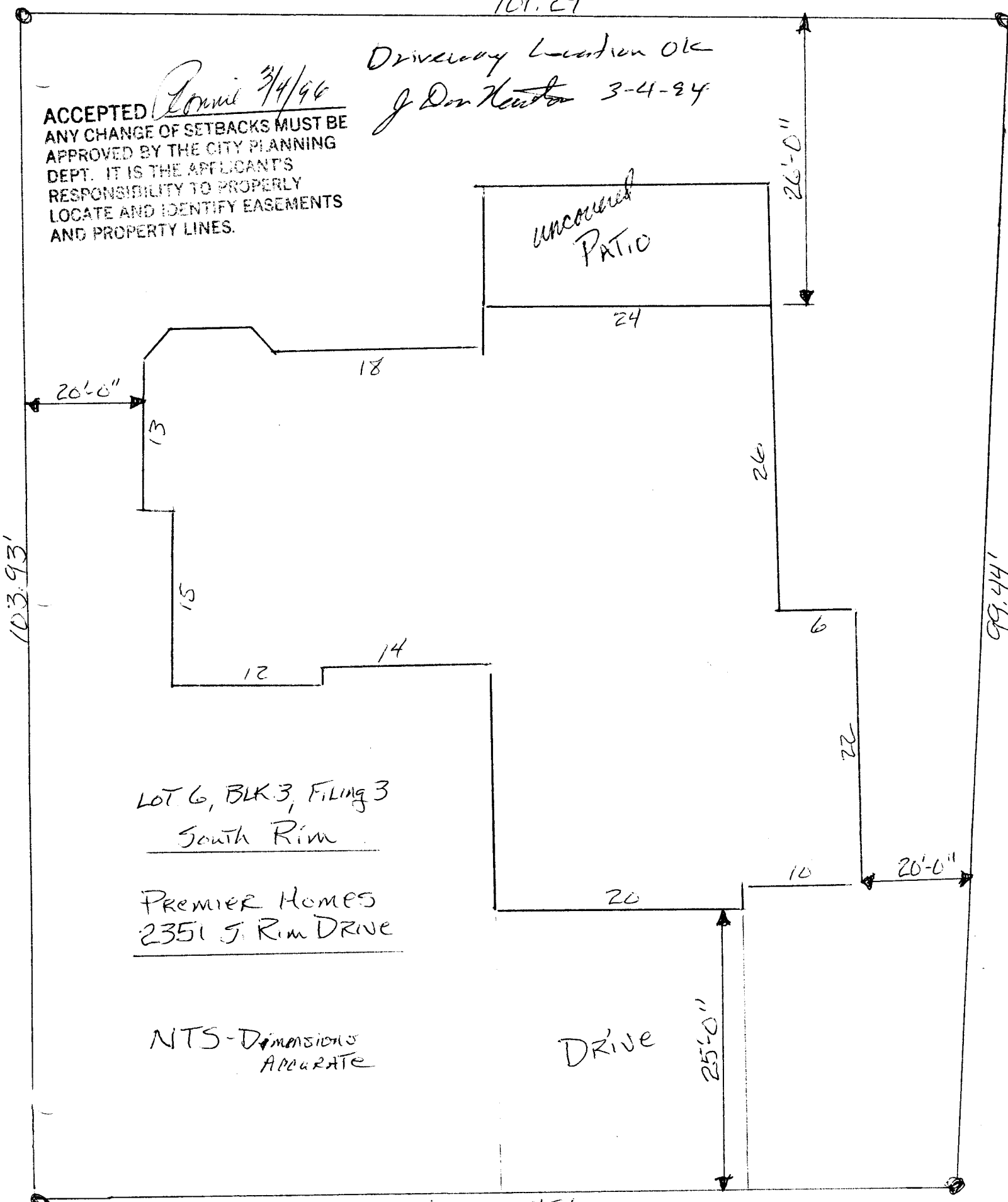
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

11.23.17a

101.29'

ACCEPTED Conni 3/4/96
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
J. Don Newton 3-4-94



LOT 6, BLK 3, FILING 3
South Rim

Premier Homes
2351 S. Rim Drive

NTS - DIMENSIONS
ACCURATE

DRIVE

2351 S. Rim Dr. 101.48'

99.44'