

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. <u>55315</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

5002-6500-01 - Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2354 South Rim Dr.</u>	TAX SCHEDULE NO. <u>2945-083-24-005</u>
SUBDIVISION <u>South Rim</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2020</u>
FILING <u>3</u> BLK <u>2</u> LOT <u>5</u>	SQ. FT. OF EXISTING BLDG(S) <u>NA</u>
(1) OWNER <u>Eric & Fran McCracken</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>257 W. Gloucester Cir.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-2505</u>	USE OF EXISTING BLDGS <u>Single Family</u>
(2) APPLICANT <u>Alpine Cm, Inc.</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Construction</u>
(2) ADDRESS <u>1111 So. 12th St.</u>	<u>of a single family residence</u>
(2) TELEPHONE <u>245-2505</u>	

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 <u>PR 3.5</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions _____
Maximum Height _____	CENS.T. <u>14</u> T.ZONE <u>91</u> 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).

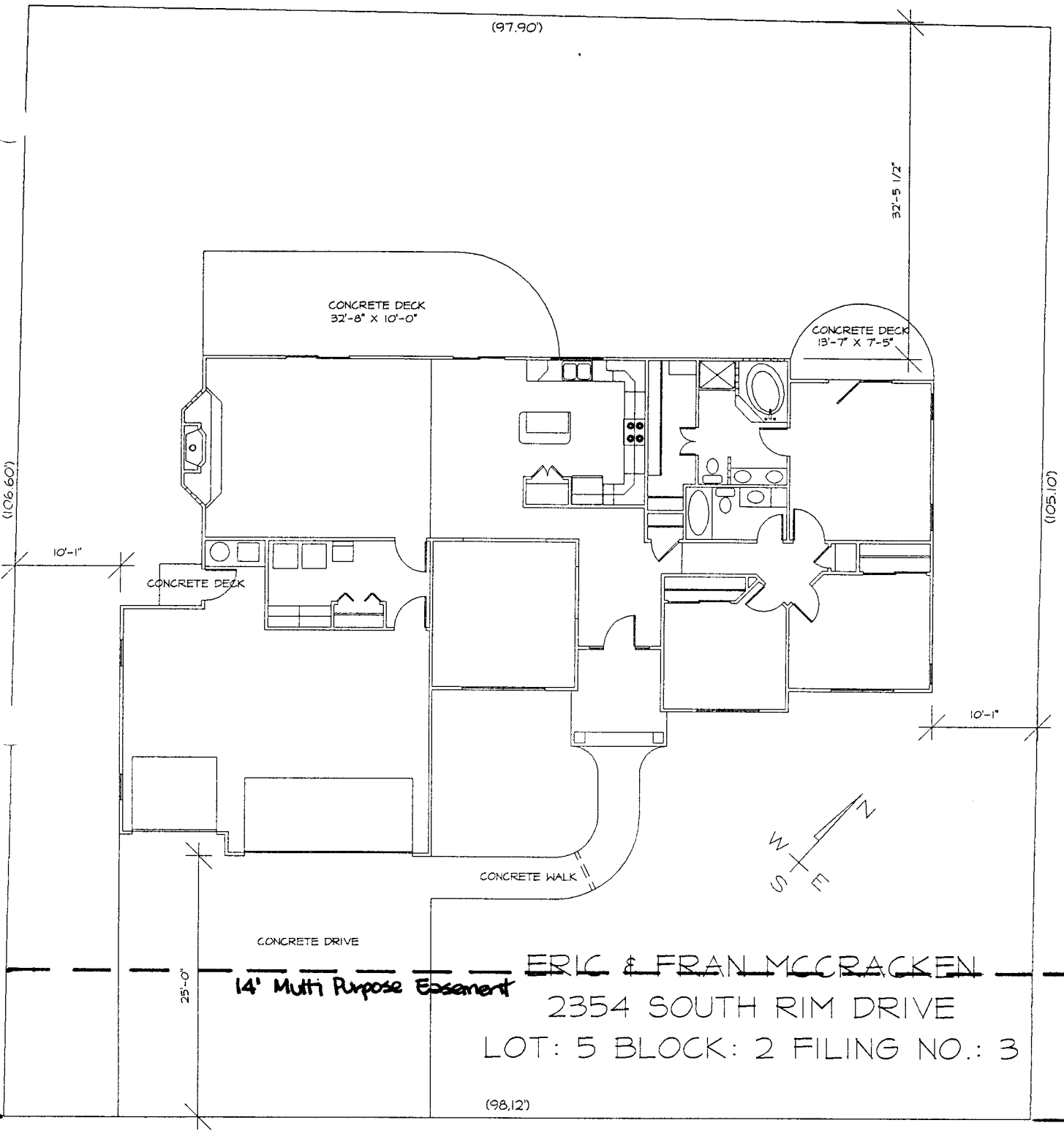
Applicant Signature <u>[Signature]</u>	Date <u>3/7/96</u>
Department Approval <u>[Signature]</u>	Date <u>3/8/96</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 9005 - S/F

Utility Accounting [Signature] Date 3-8-96

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)



ERIC & FRAN MCCrackEN
 2354 SOUTH RIM DRIVE
 LOT: 5 BLOCK: 2 FILING NO.: 3

14' Multi Purpose Easement

ACCEPTED *[Signature]* 3-8-96
 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
[Signature]
 3-7-96