

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 55868

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2356 S. Rim Dr TAX SCHEDULE NO. 2945 083-24-006
SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2150 sq ft
FILING 3 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Cox NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____ NO. OF BLDGS ON PARCEL
(1) TELEPHONE _____ BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Bennett Const USE OF EXISTING BLDGS New SF home
(2) ADDRESS 833 24 1/2 Road DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 241-0795 New home

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 Special Conditions _____
Side 10' from PL Rear 20' from PL
Maximum Height _____
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 4/24/96
Department Approval [Signature] Date 4/24/96

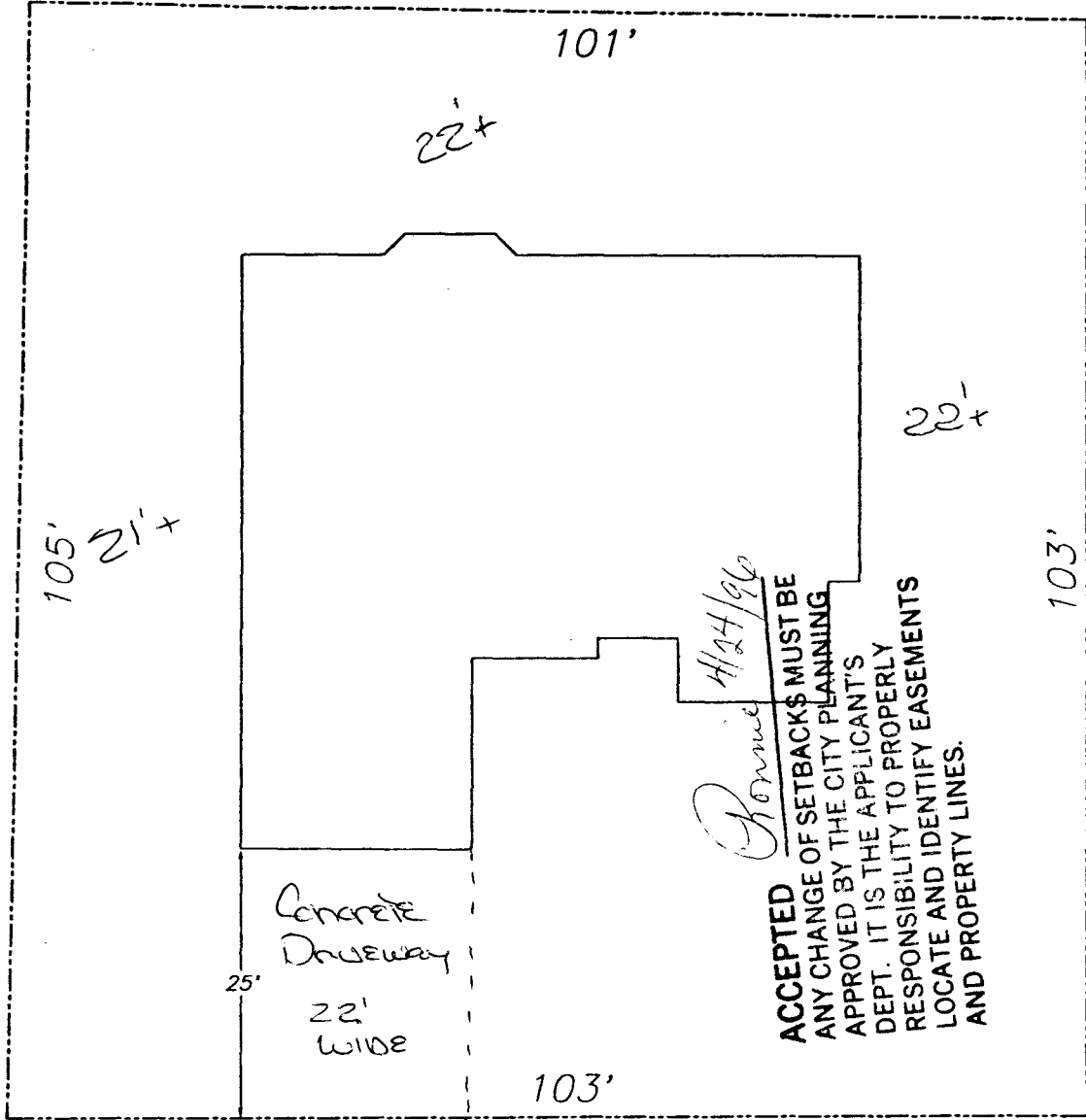
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9157

Utility Accounting [Signature] Date 4-25-96

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)

105.10



101.46

101'

22'

105'
21' +

25'

Concrete
Driveway

22'
WIDE

103'

22'

103'

103.54

103.58

Ronnie
11/24/96

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.

Driveway location OK
11/24/96
472-96

PROJECT 1 COPY

Plot Plan

Scale: 1/8" = 1'

Bennett Construction
855 24 1/2 Road
Grand Junction, Colorado 81505
(970) 241 0795

Lot 6, Blk 2, Filing 3
South Rim Drive