

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 55640

5003-6785-01

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

✓ \$

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2360 South Pim Dr. TAX SCHEDULE NO. 2745-033-24-008  
 SUBDIVISION South Pim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3,100  
 FILING 3 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Marvin Braumbe NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Schofer construction USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 478 west chukar way DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 434-9502 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'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' from PL Special Conditions see bldg. envelope  
 Maximum Height \_\_\_\_\_  
 CENS. T. 149 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).

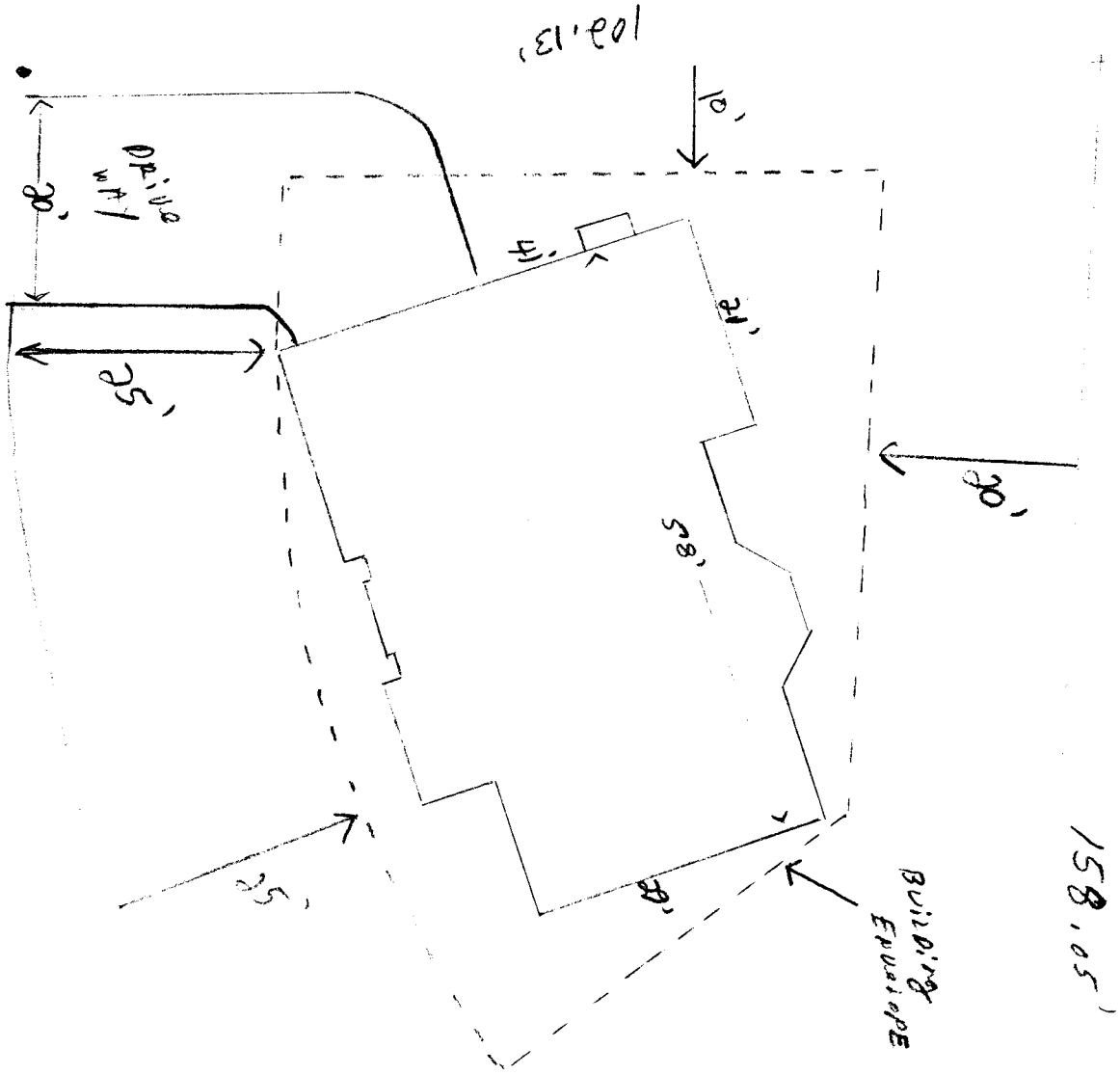
Applicant Signature X Marvin Braumbe Date \_\_\_\_\_  
 Department Approval Marcia Babin Date 3-21-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9043  
 Utility Accounting Abundant Date 3-21-96

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)

Pim Drive



ACCEPTED ME. 3-21-96  
 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.

Pim Drive



DRIVEWAY  
 LOCATION OK  
 J. Khalil  
 3-20-96

2360 S. Pim Drive