

FEES \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 59538

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



THIS SECTION TO BE COMPLETED BY APPLICANT 2945-083-23-012

BLDG ADDRESS 539 Rim TAX SCHEDULE NO. 2970329
SUBDIVISION South Rim Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2276
FILING 3 BLK 1 LOT 12 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER DISRAELI DEVE NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 800 Bellford
(1) TELEPHONE 241-1040 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT MERRITT SIXBEY USE OF EXISTING BLDGS NEW RES.
MERRITT CONST INC.
(2) ADDRESS 405 West Mayfield DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 241-~~1040~~ 5164 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 PR 3.5 Maximum coverage of lot by structures _____
SETBACKS: Front 25' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater
Side 10' from PL Rear 20' from PL Special Conditions _____
Maximum Height _____
CENSUS TRACT 1401 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 3-17-97
Department Approval [Signature] Date 3-20-97

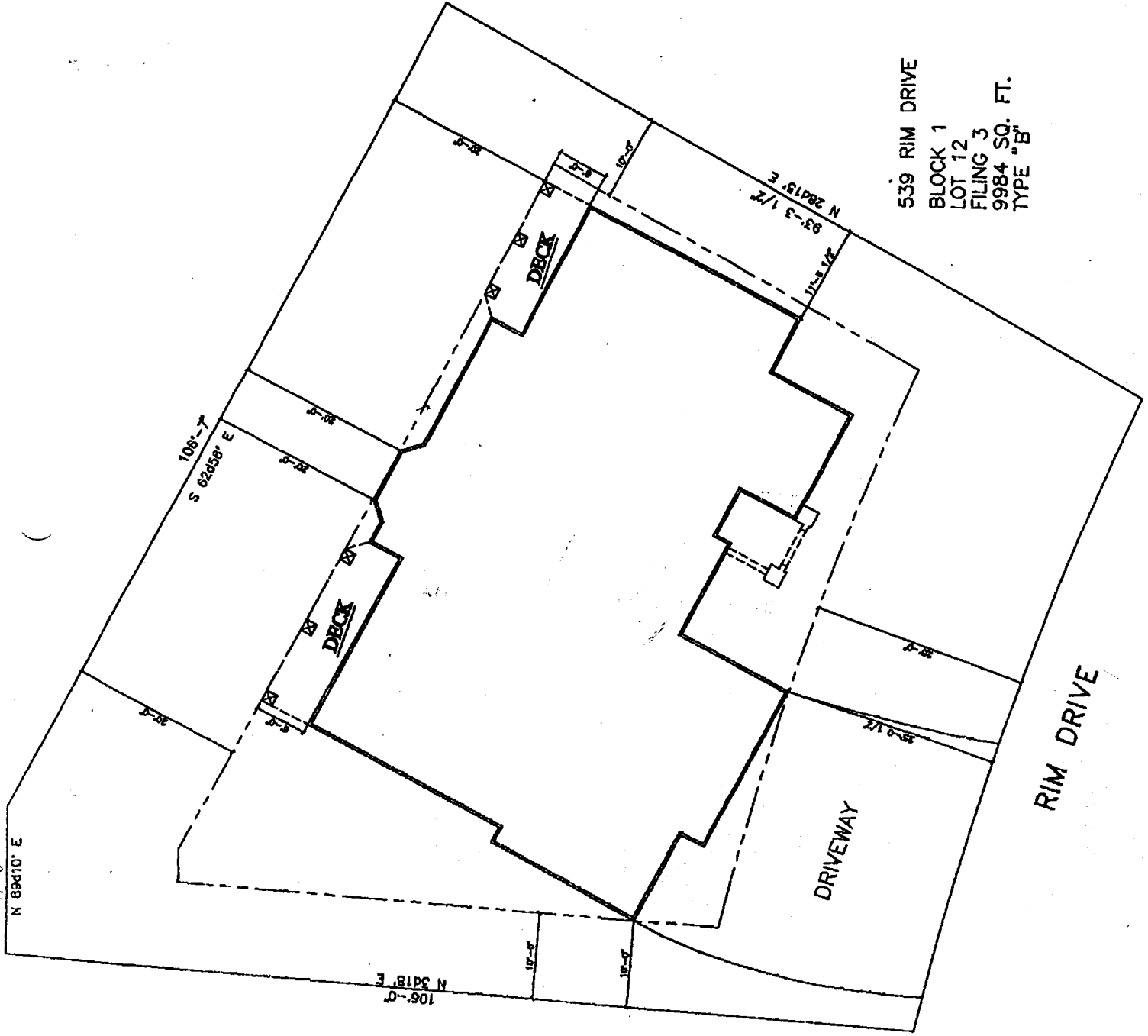
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9994
Utility Accounting [Signature] Date 3-20-97

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)

ACCEPTED SLC 3-20-97
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.

539 RIM DRIVE
BLOCK 1
LOT 12
FILING 3
9984 SQ. FT.
TYPE "B"



DRIVEWAY
LOCATION OK
J. J. [Signature]
3-18-97