

FEE \$	10 ⁻
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 102242

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

BLDG ADDRESS 2347 South Rim Dr TAX SCHEDULE NO. 2945-083-25-004
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2450
 FILING 3 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) ---
 (1) OWNER Peak Construction Spec. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 107 Glade Park Rd Grand Jct.
 (1) TELEPHONE 293-5560 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Milo Johnson USE OF EXISTING BLDGS ---
 (2) ADDRESS 107 Glade Park Rd GJct. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 293-5560 Single Family Residence

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 _____ from PL Rear _____ from PL Special Conditions per bldg envelope
 Maximum Height _____ CENSUS 1401 TRAFFIC 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 [Signature] Date 10/1/97

Department Approval [Signature] Date 10-2-97

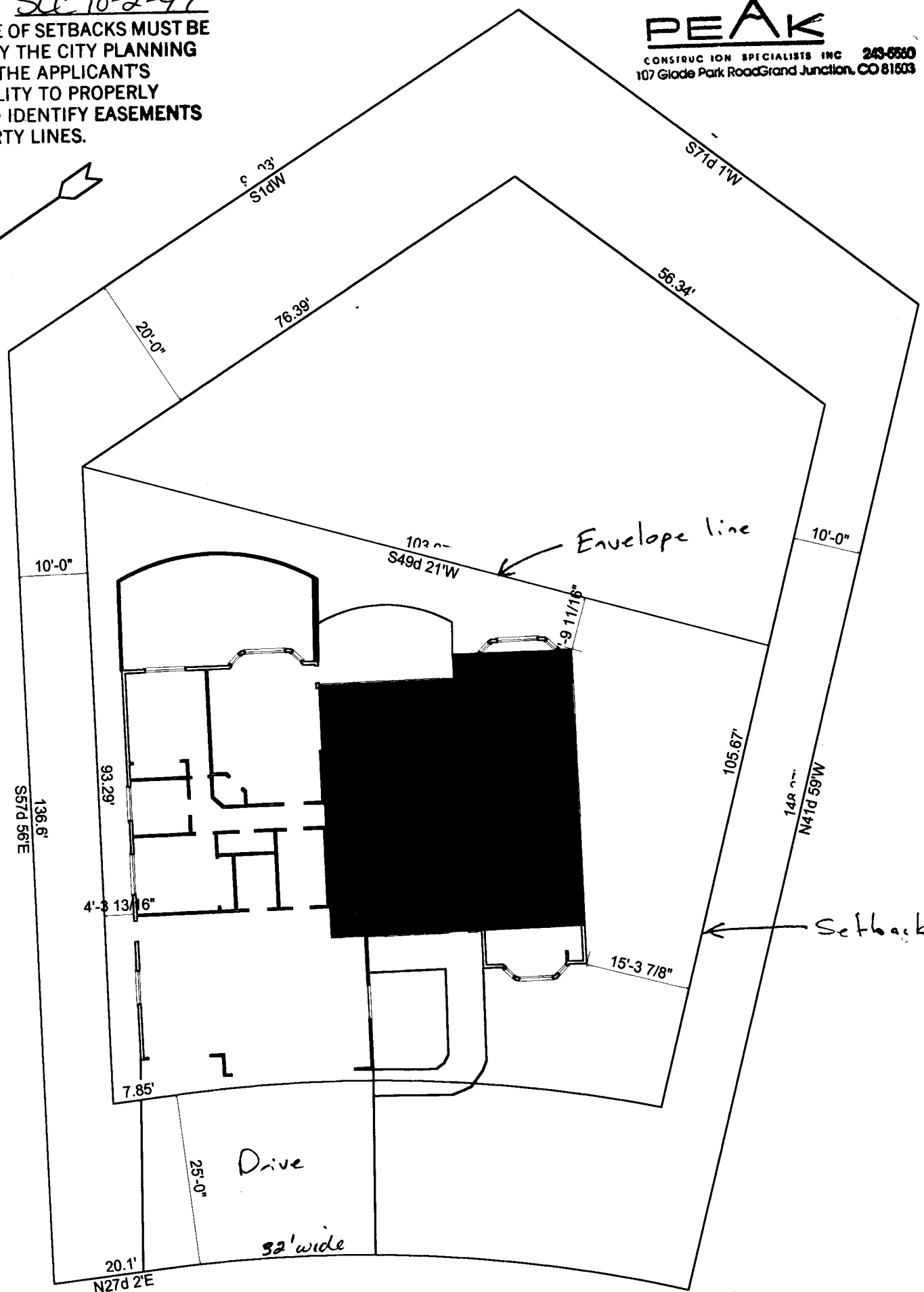
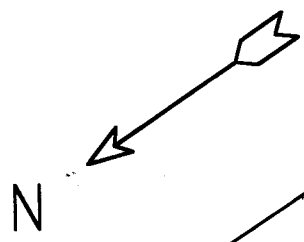
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #10573

Utility Accounting [Signature] Date 10-2-97

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 SUC 10-2-97
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.



N27d 2'E
13'

DRIVEWAY LOCATION O.K.
VU Ashbeck 10/1/97