

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 59296

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2353 South Rim DR TAX SCHEDULE NO. 2945-083-25-007

SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING 3 BLK 3 LOT 7 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER ALAN KOOS NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 380 Hillview DR NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-4125 USE OF EXISTING BLDGS New Res

(2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS Same _____

(2) TELEPHONE _____ 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 _____
 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 2-27-97

Department Approval [Signature] Date 3-6-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 9948

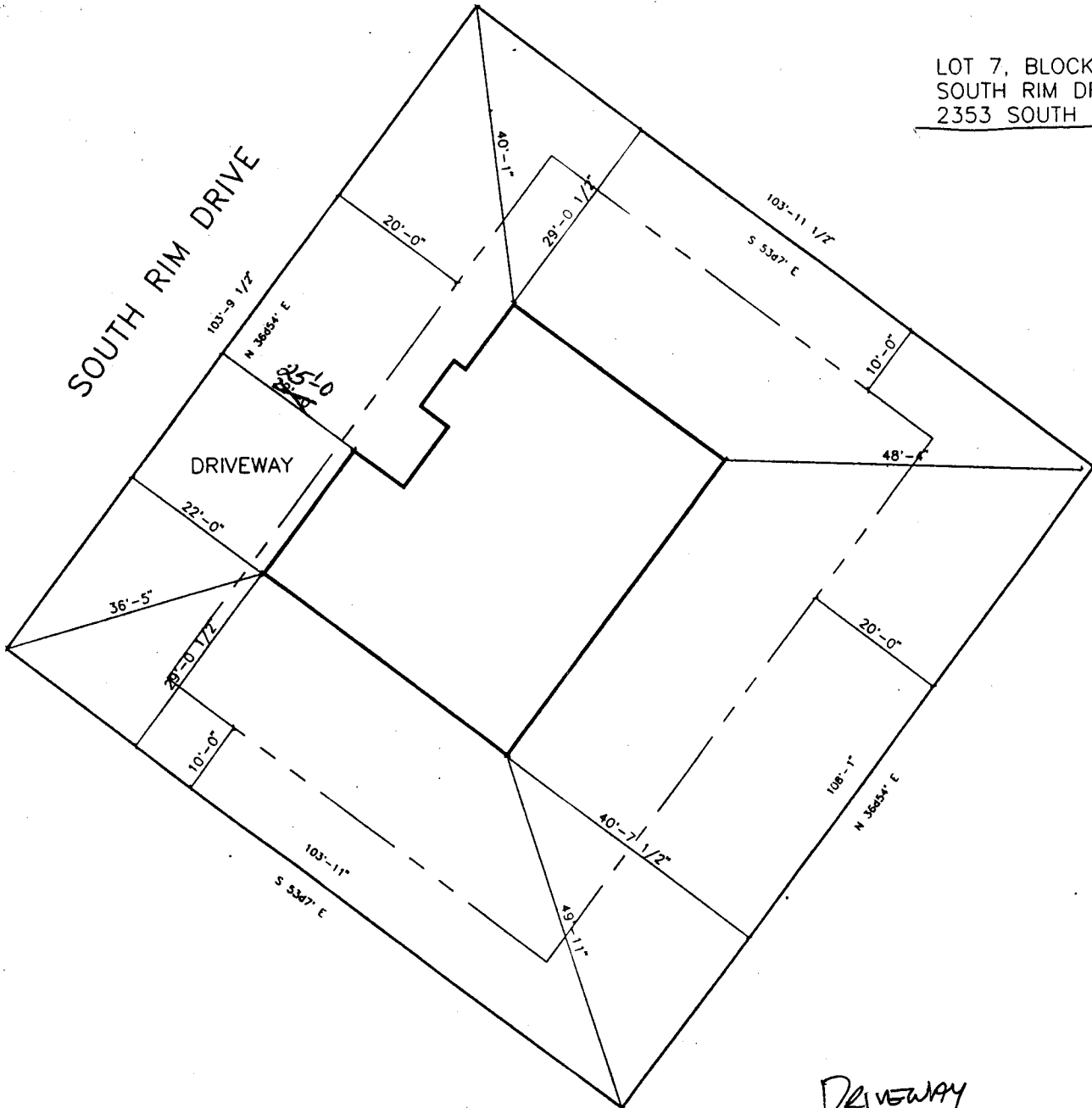
Utility Accounting [Signature] Date 3-6-97

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 *Conni* 3/6/97
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.

LOT 7, BLOCK 3
SOUTH RIM DRIVE
2353 SOUTH RIM DRIVE



DRIVEWAY
LOCATION OK
J. K. Clark
3-4-97

PLOT PLAN
1" = 10'