

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 162426

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

BLDG ADDRESS 2358 S. RIM DRIVE TAX SCHEDULE NO. 2945-083-24-007

SUBDIVISION SOUTH RIM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2050

FILING 3 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER DALE JENSEN NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1601 ROOD AVE.

(1) TELEPHONE 243-9217 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT DALE JENSEN USE OF EXISTING BLDGS NEW RESIDENCE

(2) ADDRESS 1601 ROOD AVE. DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE 243-9217 HOME

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) or _____ from center of ROW, whichever is greater Parking Req'mt 2

Side 10' from PL Rear 20' from PL Special Conditions _____

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 Dale Jensen Date 10.14.97

Department Approval Ante Costello Date 10.14.97

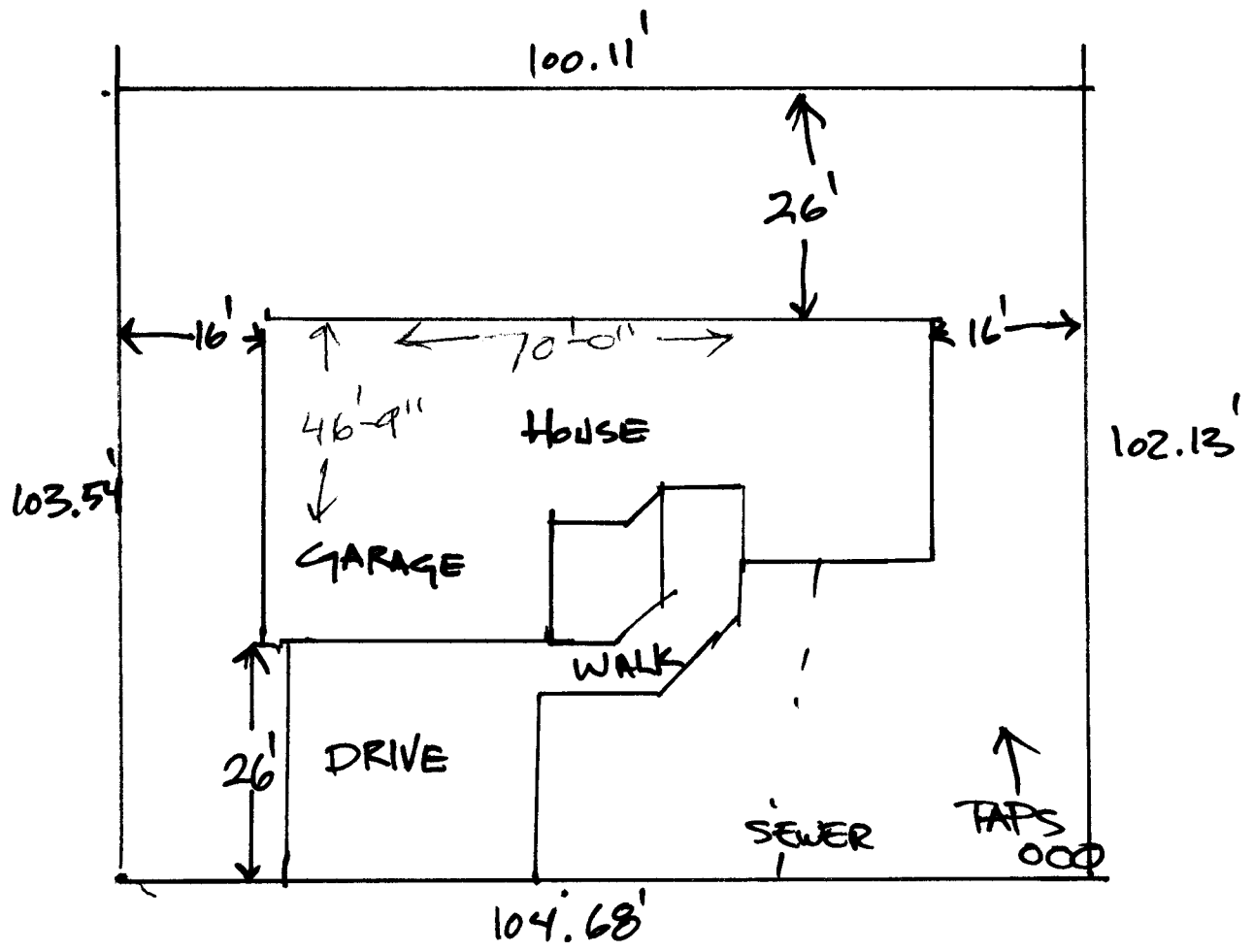
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10622

Utility Accounting Richardson Date 10-14-97

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 10-14-97*
 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.



2358 SOUTH RIM DRIVE
 LOT 7 BLOCK 2 FILING #3
 FOR DALE JENSEN
 JENSEN BLDERS 243-9217

DRIVEWAY
 LOCATION O.K.
W. Ashbeck 10/14/97