FEE \$	100
TCP \$	0
SIF \$	A



BLDG PERMIT NO. 60302

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

<u>Community Development Department</u>

BLDG ADDRESS 2359 South Rim Drive	TAX SCHEDULE NO. 2945-083-25-010	
SUBDIVISION South Rm	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3461	
FILING 3 BLK 3 LOT 10	SQ. FT. OF EXISTING BLDG(S)	
(1) OWNER Gordon & Judith Harbert (1) ADDRESS 2245 Knollwood GJ CO 813	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION	
(1) TELEPHONE 970-245-8806	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION	
(2) APPLICANT Same	USE OF EXISTING BLDGS	
⁽²⁾ ADDRESS	DESCRIPTION OF WORK AND INTENDED USE: Home	
(2) TELEPHONE	New Residence	
REQUIRED: One plot plan, on 8 $\frac{1}{2}$ " 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 1921		
ZONE	Maximum coverage of lot by structures	
SETBACKS: Frontfrom property line (PL) or from center of ROW, whichever is greater		
Side 20 from PL Rear / 0 from F	Special ConditionsPL	
Maximum Height	census 1401 traffic 91 annx#	
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).		
	the information is correct; I agree to comply with any and all codes, to the project. I understand that failure to comply shall result in legal to non-use of the building(s).	
Applicant Signature	Date 5-7-97	
Department Approval Konnie Edwar	ds Date 5-14-97	
dditional water and/or sewer tap fee(s) are required: Y	ES X NO W/O No	
Utility Accounting Kulaushan	Date	
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)		

(Pink: Building Department)

(Goldenrod: Utility Accounting)

(Yellow: Customer)

(White: Planning)

