

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 70760

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

ET

BLDG ADDRESS 2357 South Rim Dr. TAX SCHEDULE NO. 2945-083-25-009

SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2296

FILING 3 BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Henry Thurston NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 393 1/2 E. Valley Circle #1 - G.J. CO. 81503 NO. OF BLDGS ON PARCEL

(1) TELEPHONE 241-3869 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT RED HART CONST. USE OF EXISTING BLDGS N/A

(2) ADDRESS 2320 - E 1/2 RD. G.J. 81503 DESCRIPTION OF WORK AND INTENDED USE: New Ranch

(2) TELEPHONE 250-0822 Style S/F Residence w/ 3 car attached.

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 91 TRAFFIC 1401 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 Daniel R. Harhart Date June 7, 1999

Department Approval Antonia J. Castella Date 6/8/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 10391

Utility Accounting Katherine Lawrence Date 6-7-99

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)

2357 South Rim Drive
 Henry Thurston - owner
 South Rim Filing 3-B-3-L-9
 2945-083-25-009

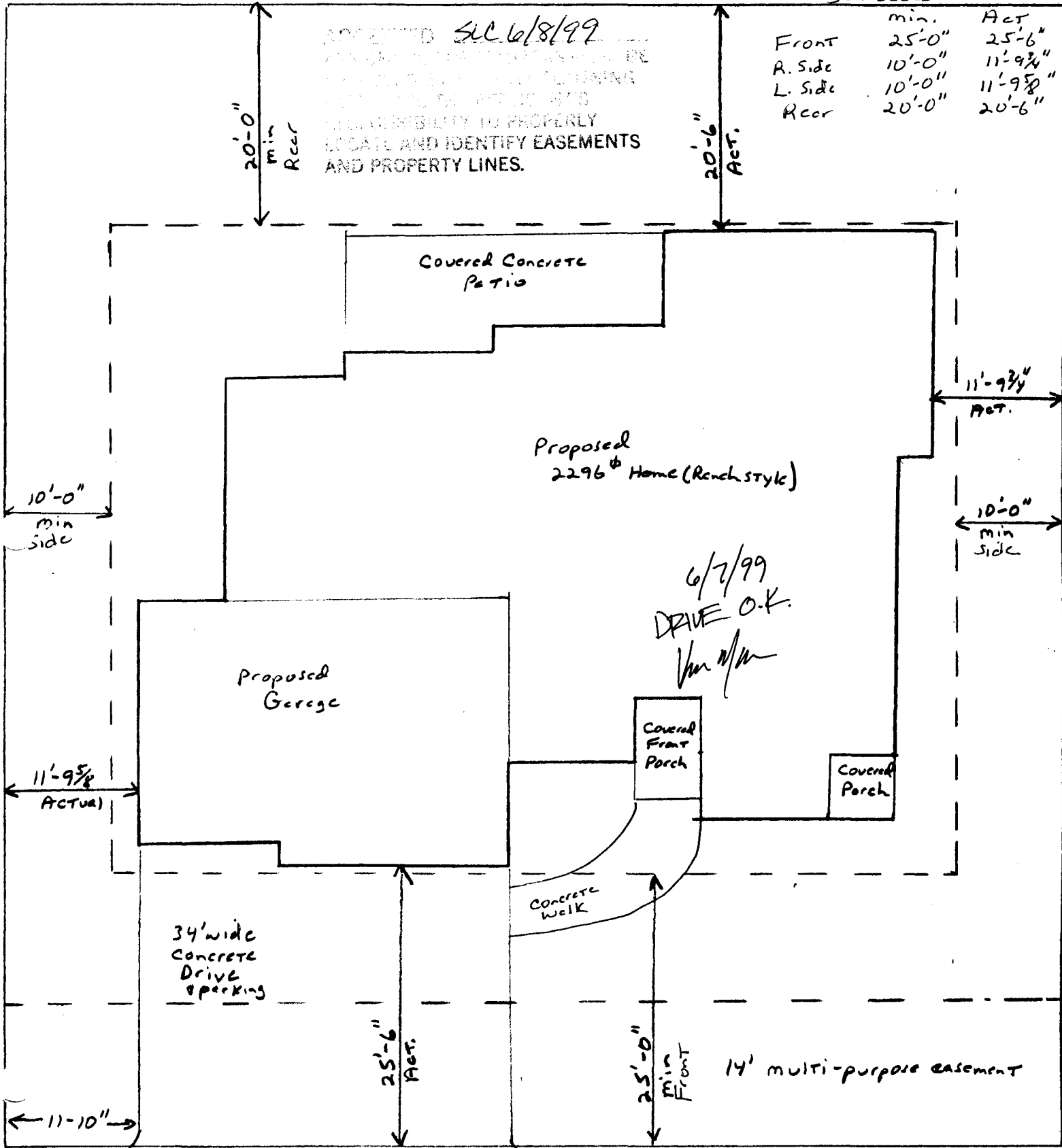
RED HART CONSTRUCTION, INC.
 2320 E 1/4 ROAD
 GRAND JUNCTION, CO 81503-4405
 (970) 244-8975

1" = 12'

Set Backs

	min.	ACT
Front	25'-0"	25'-6"
R. Side	10'-0"	11'-9 3/4"
L. Side	10'-0"	11'-9 5/8"
Rear	20'-0"	20'-6"

APPROVED SL 6/8/99
 FOR THE PURPOSES OF THIS PLAN TO BE
 CONSIDERED AS A PRELIMINARY
 PLAN. THE APPLICANT HAS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



6/7/99
 DRIVE O.K.
 [Signature]

North
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South Rim Drive - ROW