

FEE \$	10 <sup>00</sup>
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 2328 South Rim DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 320

TAX SCHEDULE NO. 2945-083-19-002 SQ. FT. OF EXISTING BLDGS 2294

SUBDIVISION South Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 2614

FILING 1 BLK 3 LOT 3 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Paul & Sylvia Jones NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 2328 South Rim DR. USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 241-9121 DESCRIPTION OF WORK & INTENDED USE Enlarge patio

(2) APPLICANT Paul & Sylvia Jones TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2328 S. Rim Dr.

(2) TELEPHONE 241-9121

**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 PD Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 28' Special Conditions \_\_\_\_\_

CENSUS 14 TRAFFIC 91 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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).

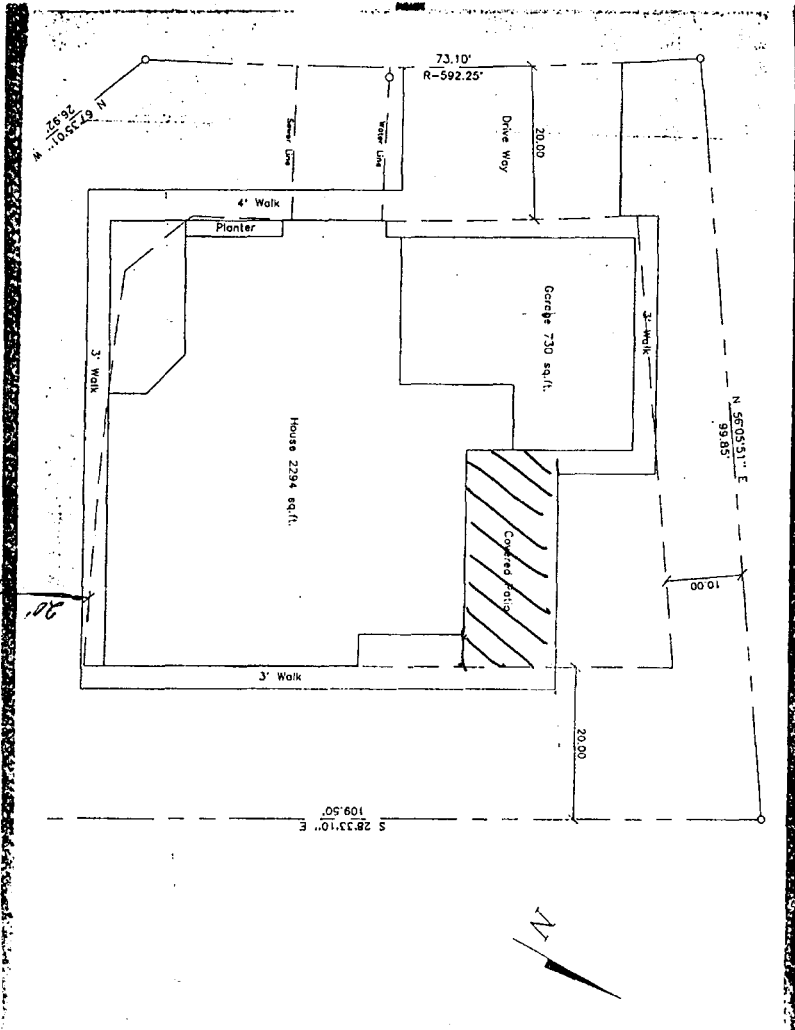
Applicant Signature Paul Jones Date 8/2/02

Department Approval Santa Costello Date 8/2/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>f. Bensley</u>	Date	<u>8/2/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

~~ACCEPTED~~ *Bonnie Edwards 5/1/94*  
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.



ACCEPTED *SLC 8/2/02*  
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