

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 2338 S. Rim Dr., G.J. 81503 SQ. FT. OF PROPOSED BLDGS/ADDITION 128

TAX SCHEDULE NO. 2945-083-21-005 SQ. FT. OF EXISTING BLDGS 2400

SUBDIVISION South Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 2528

FILING 2 BLK 2 LOT 5

NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction

(1) OWNER Gerald G. Heath

NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 2 this Construction

(1) ADDRESS 2338 S. Rim Drive, G.J.

USE OF EXISTING BUILDINGS home

(1) TELEPHONE 248-0925

DESCRIPTION OF WORK & INTENDED USE Storage building for garden & lawn equipment

(2) APPLICANT Gerald G. Heath

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 2338 S. Rim Dr., G.J. 81503

(2) TELEPHONE 248-0925

**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 25' from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES \_\_\_\_\_ NO X

Side 3' from PL, Rear 5' from PL

Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_

Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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 Gerald G. Heath

Date 2-24-03

Department Approval Clay Wilson

Date 2/24/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>No dig in Use</u>
Utility Accounting	<u>Marshall Cole</u>	Date	<u>2/24/03</u>

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)

SITE PLAN

DOVE COURT

SOUTH RM DRIVE

8' x 16' building  
NEW

LOT 5 BLOCK 2  
SOUTH RM FILING NO 2

ACCEPTED *C. J. J. J. J.*  
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.

