

FEE \$ 10.00  
 TCP \$ 1000.00  
 SIF \$ 292.00

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

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

Building Address 2330 South Rim Dr No. of Existing Bldgs None No. Proposed 1  
 Parcel No. 2945-083-21-001 Sq. Ft. of Existing Bldgs None Sq. Ft. Proposed 1875.0  
 Subdivision South Rim #2 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing 2 Block 2 Lot 1  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 19'

**OWNER INFORMATION:**

Name Donald & Eli Selk  
 Address 6604 Laredo Ct.  
 City / State / Zip Grand Jct, Colo 81505

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Tex Tolman  
 Address 2664 Paradise Dr.  
 City / State / Zip Grand Jct, Colo  
 Telephone 201-3377

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 X NO \_\_\_\_\_  
 Side 10' from PL Rear 20' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 28' Special Conditions \_\_\_\_\_  
 Voting District A Driveway Location Approval [Signature]  
 (Engineer's Initials)

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 [Signature] Date Oct 14, 20  
 Department Approval [Signature] Date 10/12/05

Additional water and/or sewer tap fee(s) are required:  YES  NO W/O No. 18476  
 Utility Accounting [Signature] Date 10/12/05

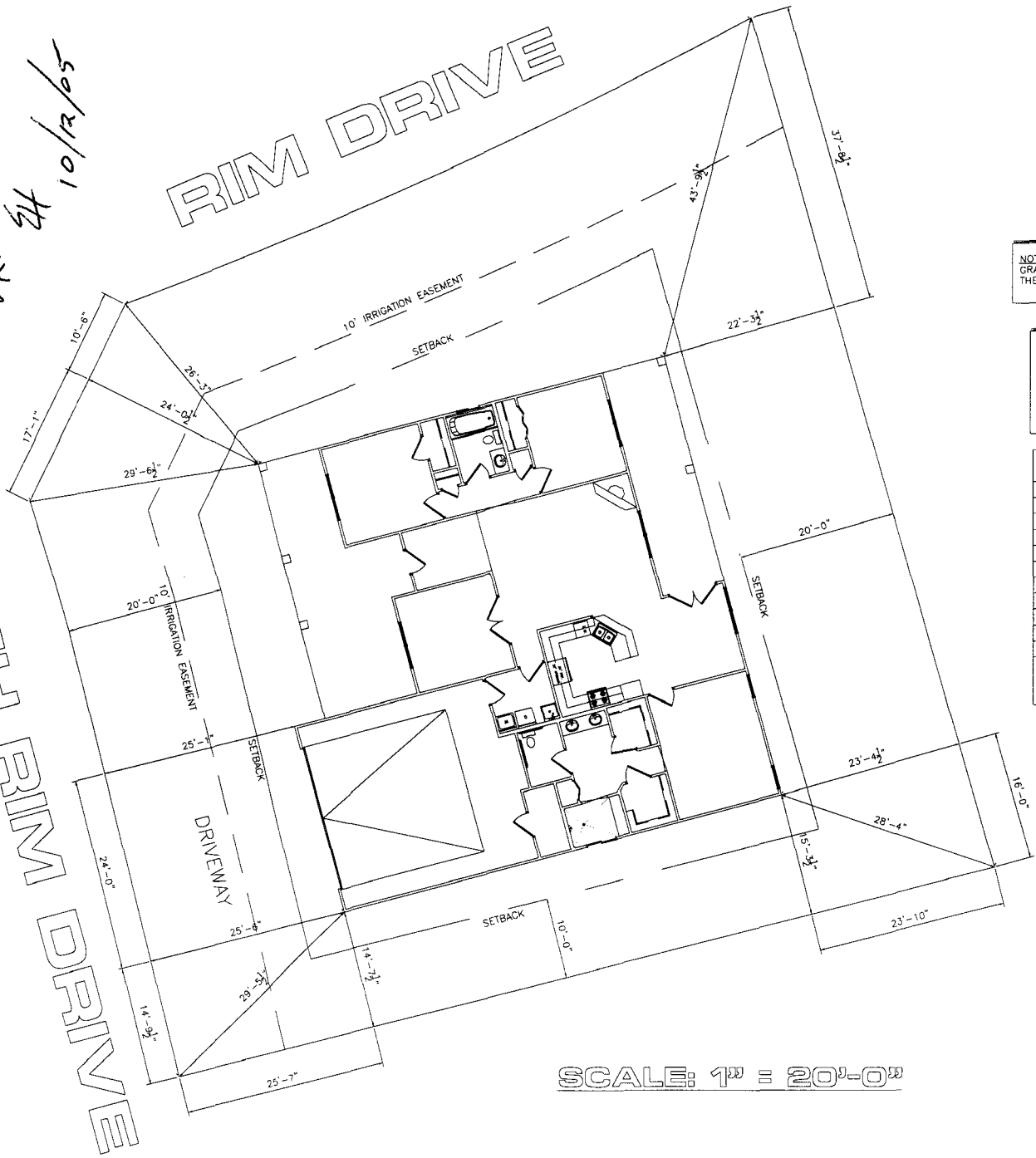
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

EX. *Alisa Morgan* 10/12/05  
 ACCEPTED  
 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.

SOUTH RIM DRIVE

DRIVE OK  
 2X 10/12/05

RIM DRIVE



NOTE:  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	SOUTH RIM
FILING NUMBER	2
LOT NUMBER	1
BLOCK NUMBER	2
STREET ADDRESS	? SOUTH RIM DRIVE
COUNTY	MESA
GARAGE SQ. FT.	643 SF
COVERED ENTRY SQ. FT.	367 SF
COVERED PATIO SQ. FT.	233 SF
LIVING SQ. FT.	1875 SF
LOT SIZE	10382 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 20'

NOTE:  
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SCALE: 1" = 20'-0"