FEE $ _10⁰⁰_	
TCP $	
SIF $	

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

BLDG PERMIT NO. [_____]

_22921-14645_

Building Address _559 Rim Drive_

Parcel No. _2945083230016_

Subdivision _South Rim_

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name _Lance + Jean Reynoso_

Address _539 Rim Drive_

City / State / Zip _Grand Junction, CO 81503_

APPLICANT INFORMATION:

Name _Lance Reynoso_

Address _539 Rim Drive_

City / State / Zip _Grand Junction, CO 81503_

Telephone _970-255-7447_

No. of Existing Bldgs _____ No. Proposed _____

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

Height of Proposed Structure _____

DESCRIPTION OF WORK & INTENDED USE:
- [ ] New Single Family Home (*check type below)
- [ ] Interior Remodel   [ ] Addition
- [X] Other (please specify): _deck addition_

_3×9_

*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_

SETBACKS: Front_____ from property line (PL)

Side_____ from PL   Rear_____ from PL

Maximum Height of Structure(s) _____

Voting District _____ Driveway Location Approval_____
(Engineer's Initials)

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES_____ NO_____

Parking Requirement _____

Special Conditions _____

_____

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 _Lance Reynoso_ Date _6-9-08_

Department Approval _Pat Dunlap_ Date _6/9/08_

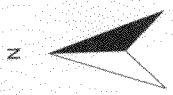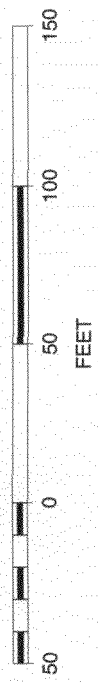| Additional water and/or sewer tap fee(s) are required:	YES I	NO ✓	W/O No _No WTR/SWR Charge._
Utility Accounting _____		Date _6/9/08_

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)_

539 Rim Drive

added 3'

N

SCALE 1 : 710

0   50   100   150
FEET

50