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

BLDG PERMIT NO. 14336-0

Building Address 2324 S. Rim DR
 Parcel No. 2945-083-17-004
 Subdivision SRim
 Filing 1 Block 1 Lot 4

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 2286 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 14549
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2286 + 2799 = 5085
 Height of Proposed Structure _____

OWNER INFORMATION:

Name JAMES M. KENNEDY
 Address 2324 S. Rim DR
 City / State / Zip GRAND JCT, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): SITES (7x14)

APPLICANT INFORMATION:

Name JAMES M. KENNEDY
 Address 2324 S. Rim DR
 City / State / Zip GRAND JCT, CO 81503
 Telephone 970-242-1900

***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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>0/15</u> from PL Rear <u>0/00</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>28</u>	Special Conditions <u>ACCO approval</u> <u>Accessory bldg to be on</u> <u>REAR 1/2 of lot</u>
Voting District _____ Driveway Location Approval _____ (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 Jim Kennedy Date ~~3/13/09~~ 10/2/09
 Department Approval C. McKee Date 10/2/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/2/09</u>		

City of Grand Junction GIS Master Map ©

-  201 Persigo Service Area
- Parcels**
 -  Address Label
- Air Photos**
 -  2008 Photos
-  Highways
-  Rivers
-  Street Labels
-  Ridges Irrigation Taps



SCALE 1 : 604

