

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO.	53416
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



5002-6480-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2326 S Rim Dr TAX SCHEDULE NO. 2959 083 19 001
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3200
 FILING 1 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Boody BAIR NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 537 Kirby Dr
 (1) TELEPHONE 434-5131 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT TED BAIR USE OF EXISTING BLDGS _____
 (2) ADDRESS 2449 H Rd DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 242-0407 New Residence - S/F

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 3.5 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height _____
 CENS.T. 14 T.ZONE 91 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 9-7-95
 Department Approval Ronnie Edwards Date 9-7-95

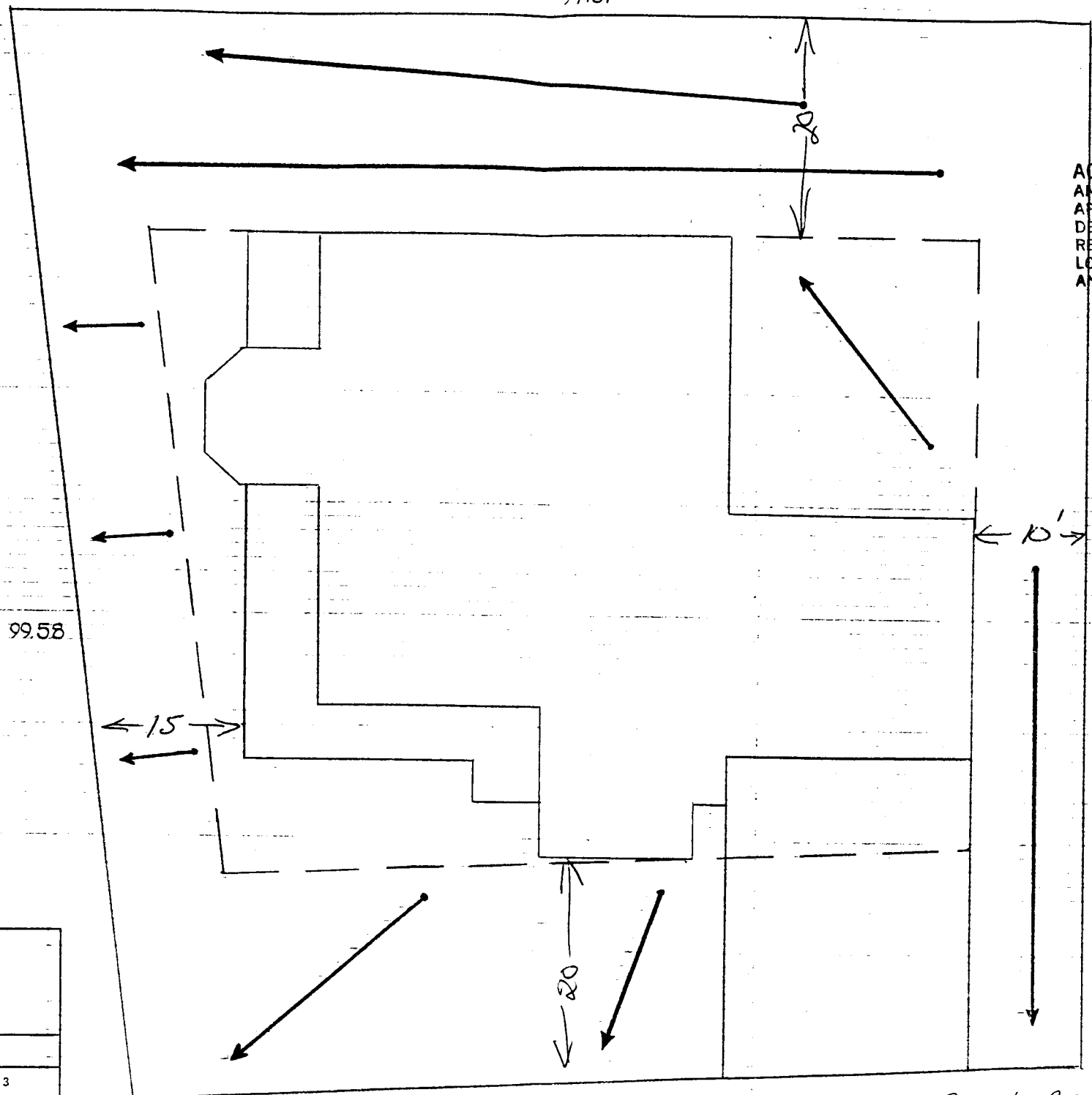
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8592 - S/F

Utility Accounting Millie Fowler Date 9-7-95

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)

97.51



ACCEPTED *Ronnie Edwards*
 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. 9/7/95

KODIAK CUSTOM HOMES	
2326 SOUTH RIM DRIVE	
Drainage Plan	Filing 1. lot 1, block 3
1 inch = 10	Buddy Bair (303) 434-5131 537 Kirby Drive. G.J. CO 81504

Front 85.71

2326 South Rim Dr.