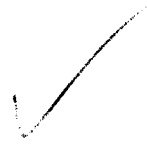


FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 56626

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2348 S. Rim DR. TAX SCHEDULE NO. 2945-083-24-003

SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1930

FILING 3 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Premier Homes NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2351 S. Rim Drive

(1) TELEPHONE 242-9418 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MIKE BUTHERUS USE OF EXISTING BLDGS 0

(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE JAME New Residence

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 25' 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 ACCO Required

Maximum Height 28' measurements

CENSUS TRACT 14 TRAFFIC ZONE 91

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 6-27-96

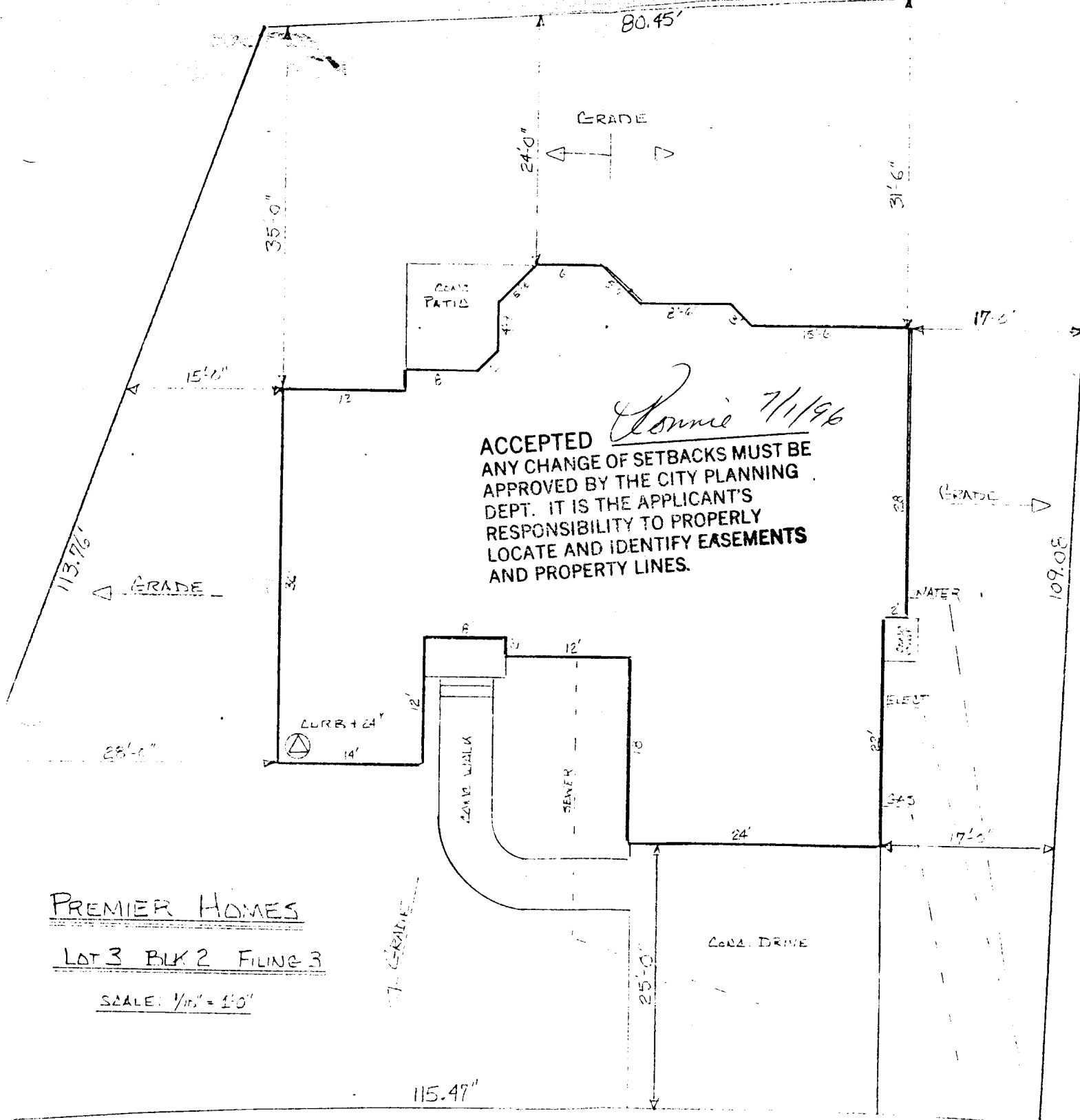
Department Approval [Signature] Date 7-1-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9312

Utility Accounting [Signature] Date 7-1-96

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)



ACCEPTED *Donnie 7/1/96*
 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.

PREMIER HOMES
LOT 3 BLK 2 FILING 3
 SCALE: 1/4" = 10'

2348 S. RIM DRIVE

DRIVEWAY
 LOCATION OK
J. Klein
 6-27-96