

FEE \$	10.00
TCP \$	-0-
SIF \$	-0-



BLDG PERMIT NO. 61511

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



BLDG ADDRESS 2336 South Rim Dr. TAX SCHEDULE NO. 2945 083-21-004

SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3206

FILING 2 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER NEIL J. BRADFORD NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2675 Springside Ct. #1-h 81506
241-1233 (h) NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-8746 (w)

(2) APPLICANT Same USE OF EXISTING BLDGS N/A

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

(2) TELEPHONE Same Residence

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 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 _____

Maximum Height 25'

CENSUS 1401 TRAFFIC 91 ANNEX# _____

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 Neil Bradford Date 8-5-97

Department Approval Ronnie Edwards Date 8-7-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10451

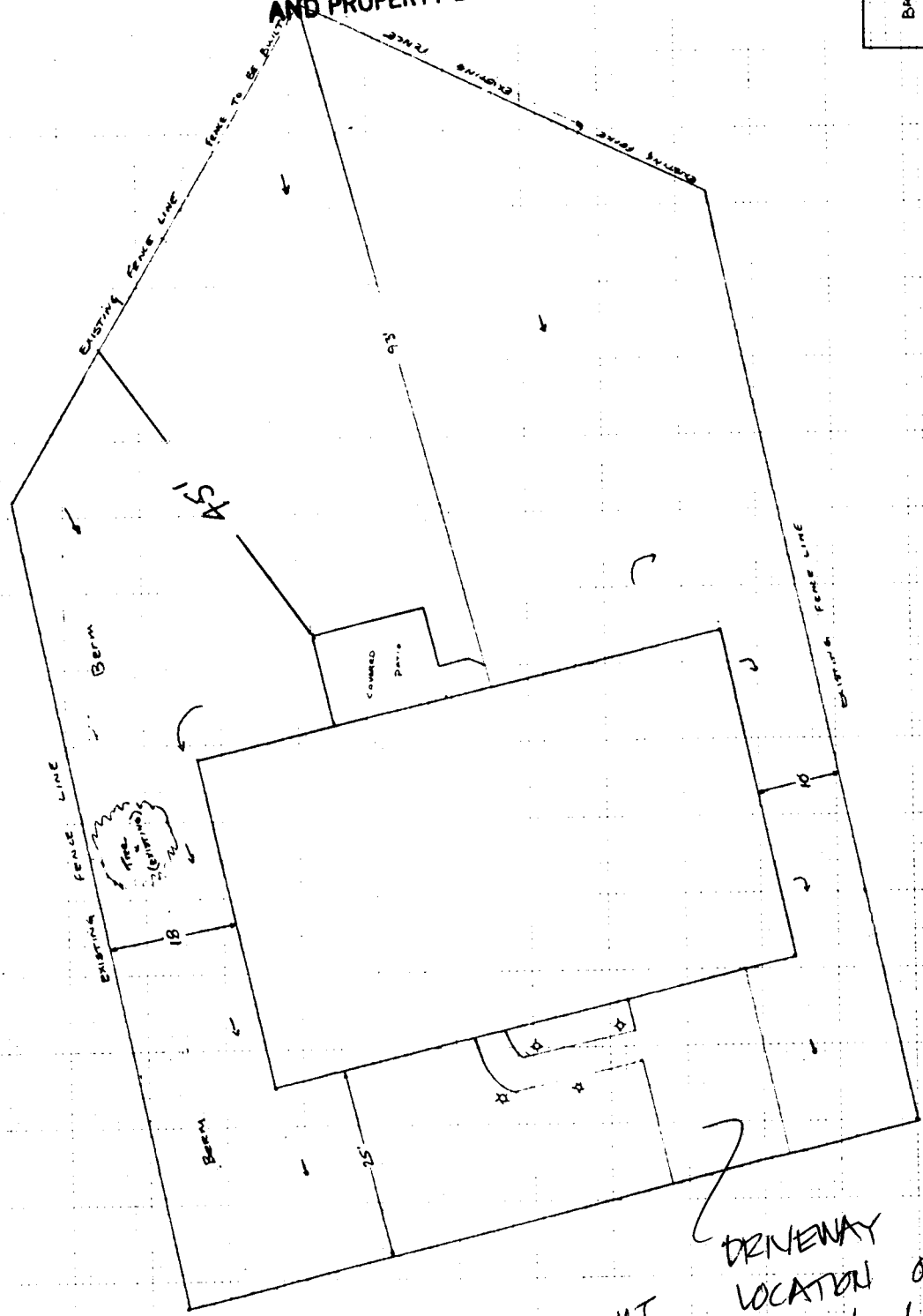
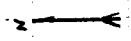
Utility Accounting Edwards Date 8-7-97

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 *Ronnie 8/7/97*
 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.

SITE PLAN
 BRADFORD RESIDENCE
 SOUTH DIX FILING TOWN
 BLOCK TWO, LOT 4
 2336 SOUTH DIX DALE
 SCALE: 1/4" = 10 FEET



FRONT
 DRIVEWAY LOCATION O.K.
 8/5/97
W. Ashbeck