

FEE \$ 5<sup>00</sup>

BLDG PERMIT NO. 49518

W0 7528

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2679 Kenikely TAX SCHEDULE NO. 2701-354-26-031  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 288  
 FILING 1 BLK \_\_\_\_\_ LOT with 1/4 of 19 SQ. FT. OF EXISTING BLDG(S) 1840  
 (1) OWNER Terry Young NO. OF DWELLING UNITS BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (1) ADDRESS 2679 Kenikely NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 241-8022 USE OF EXISTING BLDGS Home  
 (2) APPLICANT \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS Same \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ Build 12x24 Shed

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 RSF-4 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 3' from PL Rear 10' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 17

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).

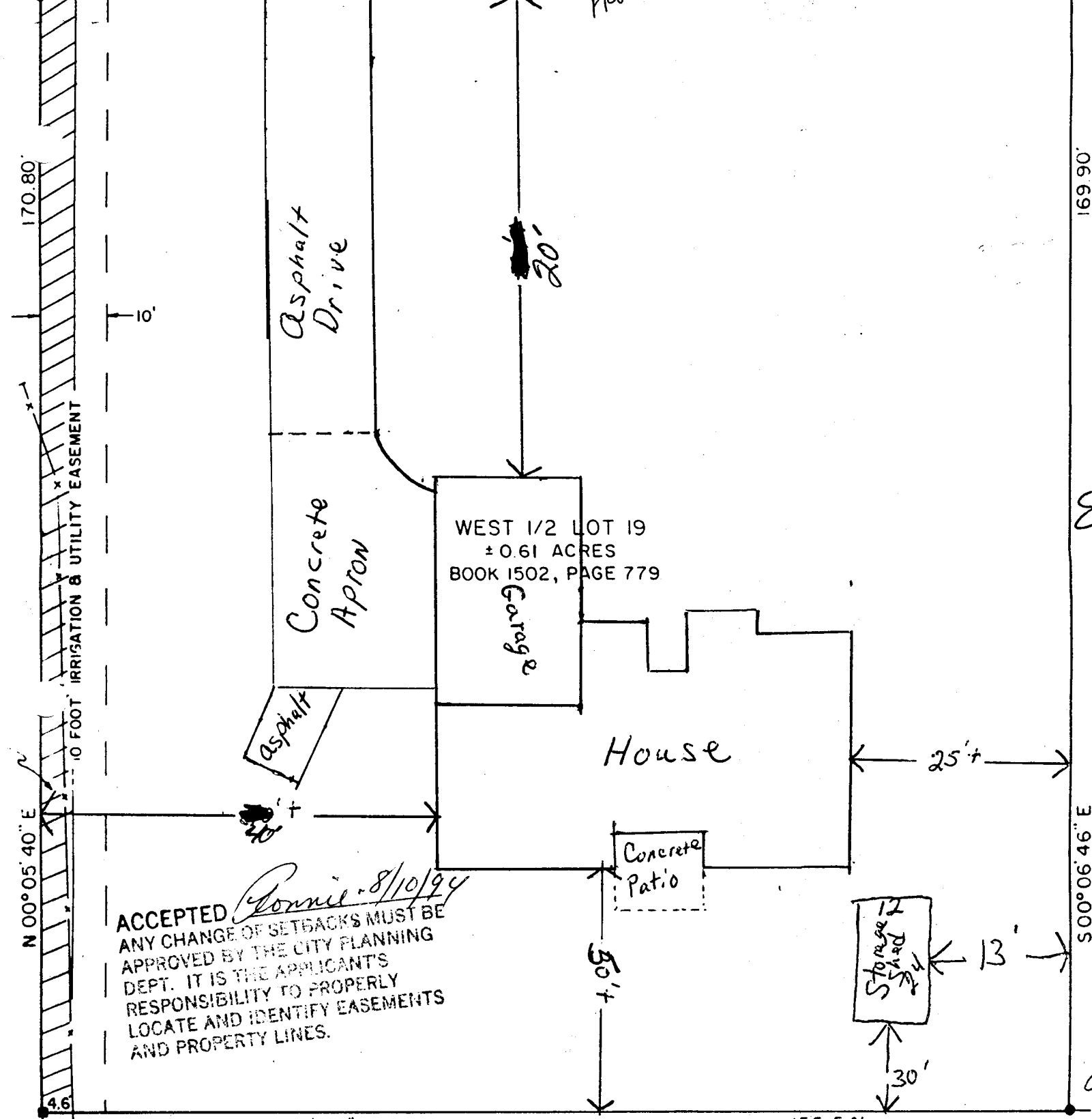
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8/11/94  
 Department Approval [Signature] Date 8/10/94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. N/A  
 Utility Accounting Mellie Fowler Date 8-10-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Ronnie* 8/10/94  
 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.

5/2/94 *Ronnie Edwards*  
 ACCEPTED  
 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.

LOT 23 S.

2679 Kimberly Drive

RSF4

2701-354-26-031

3 U B DIVISION  
BPP# 2690 Kimberley  
49190

ACCEPTED *MP 7-7-94*  
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APPROVED BY THE CITY PLANNING  
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AND PROPERTY LINES.

LOT 1  
PAUL COE PROP.

KIMBERLEY DRIVE

UTILITY & IRRIGATION EASEMENT

DRIVE

5' IRR. EASEMENT

1.0'± E  
82.41'

57.41'

90°

29.4'

593

N 81°51' W  
224.97

376

11/5

5.3'

25'

25'

5.3'

21.9'

A: 16°45'  
R: 100'  
T: 14.7'  
L: 29.23'

190.0'

N 18°02' E  
607.10'

238'

N 63°48' W  
220.96'

UTILITY & IRRIGATION EASEMENT  
N 43°18' W  
272.31'

5094'

N 26°23'07" E  
140.22'

91.48'

49.78'

60.0'

N 79°15' W  
162.8'

N 86°01' W  
195.4'

5

4

3

4

10'

5' IRRIGATION EASEMENT  
86.93'

PK nail  
in Dr. Wy.

NORTH  
55.3'

257.0'

607.31' + 32.38' = 639.69'