

FEE \$ 500

JLDG PERMIT NO. 48562

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 21679 Kimberly Dr TAX SCHEDULE NO. 2701-354-26-031
 SUBDIVISION Bella Vista SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,000
 FILING — BLK — LOT W/lot 19 SQ. FT. OF EXISTING BLDG(S) None
 (1) OWNER Terry & Debbie Young NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 542 29 Rd.
 (1) TELEPHONE 241-8022 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 0 THIS CONSTRUCTION
 (2) APPLICANT Derald Murphy USE OF EXISTING BLDGS —
 (2) ADDRESS 2397 Broadway DESCRIPTION OF WORK AND INTENDED USE: Build New Home
 (2) TELEPHONE 245-4931

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 7' from PL Rear 30' 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 Derald Murphy Date 5/2/94
 Department Approval Bonnie Edwards Date 5/2/94

Additional water and/or sewer tap fee(s) are required: YES — NO — W/O No. 7528-Sewer
 Utility Accounting Millie Fowler Date 5-2-94

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)

(Basis of Bearing)
N 89° 54' 00" E

KIMBERLY

DRIVE

343.90'

154.12'

N.

N 89° 54' 00" E

154.92'

25.00'

170.80'

169.90'

S.

S 00° 06' 46" E

0.4

155.54'

S 89° 34' 08" W

28.04'

4.6'

10 FOOT IRRIGATION & UTILITY EASEMENT

Asphalt Drive

Concrete Apron

WEST 1/2 LOT 19
± 0.61 ACRES
BOOK 1502, PAGE 779

Garage

House

Concrete Patio

20'

25'

50'

5/2/99 *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

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action

of encroachment improvements exist in this area.

LOT 20

W.