

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 54832

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2559 Brenna Way TAX SCHEDULE NO. 2945 031 30 003
 SUBDIVISION Kay SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1870
 FILING 2 BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Bob Swander NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 308 S. Redlands Rd NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-2749 USE OF EXISTING BLDGS 0 Single Family Residence
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: Single
 (2) ADDRESS _____
 (2) TELEPHONE _____ Family Residence w/2 CAR GARAGE

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-4.1 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 20' from PL Rear 20' from PL Special Conditions ACCD approval
between units (25' minimum) required
 Maximum Height _____ CENS.T. 11 T.ZONE 51 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 Bob Swander Date 11-30-95
 Department Approval Marcia Rabideaux Date 12-1-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8785

Utility Accounting CR Date 12-1-95

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)

2559
DRENNALAY ST
92'

MULTI-PURPOSE EASEMENT

South

100'

5' IRRIGATION EASEMENT

15' set back

28'

20' set back
16 x 30
CURB DRIVEWAY
PARKING

14'

20'

5' 6 1/2"

Proposed structure

ACCEPTED MR 12-1-95
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' set back

90' 6"

62"

15' 2"

25' 6"

20' set back

36'

5' IRRIGATION EASEMENT

90' 6"

11-9-06

-5' set back

8

Brenna Way Str

92'

Multi-Purpose Easement

DRIVE WAY

4'

DRIVEWAY

20' set back

DRIVEWAY

22'

5' set back

5' Irrigation Easement

100'

91'

25'

20' set back

5' Irrigation Easement

90.6'

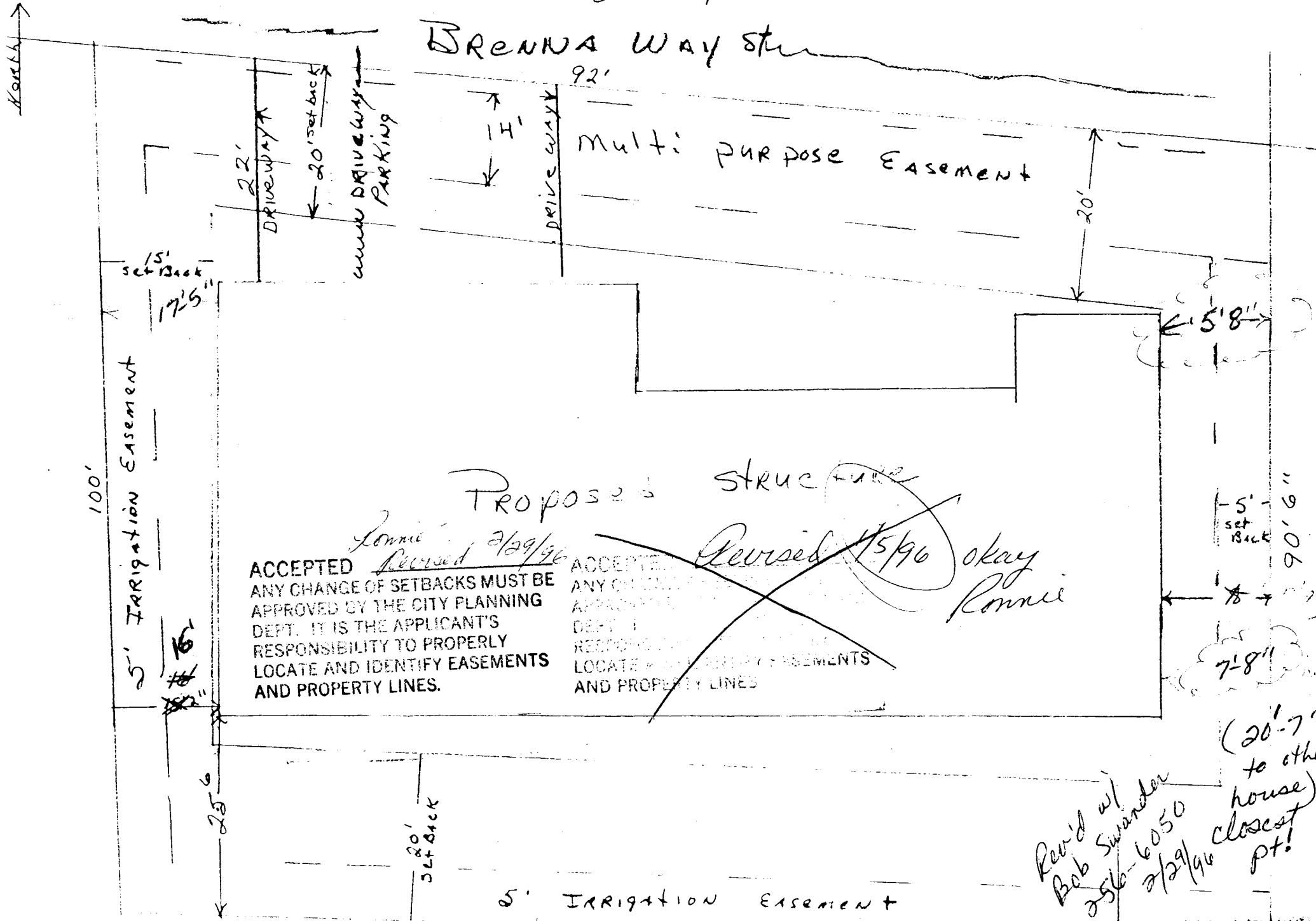
Proposed Structure
Rev'd - 1/5/96 okay Romme

ACCEPTED
ANY CHANGE OF SETBACK MUST BE
APPROVED BY THE CITY ENGINEER
DEPT. OF PUBLIC UTILITIES
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

North

2959-

Brenna Way St



92'

Multi-Purpose Easement

Proposed structure

ACCEPTED *Revised 2/29/96*
 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.

ACCEPTED *Revised 4/5/96*
 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.

okay Ronnie

Revised w/ Bob Swander 256-6050 2/29/96

(20'-7" to other house) closest pt!

5' IRRIGATION EASEMENT

90'-6"