

FEE \$ 10.00
TCP \$ -0-

BLDG PERMIT NO. 53657

UPC
JCP

PLANNING CLEARANCE

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

3021-1940-02-5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2715 G Road TAX SCHEDULE NO. 2945-012-00-013
SUBDIVISION Kain / Keenan SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2137
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) None
(1) OWNER Kevin Keenan NO. OF DWELLING UNITS
BEFORE: 0 AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS 515 N. 25th St Grand Jct
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 245-7309 or 250-5903 BEFORE: 0 AFTER: _____ THIS CONSTRUCTION
(2) APPLICANT Kevin Keenan USE OF EXISTING BLDGS None
(2) ADDRESS 515 N. 25th St DESCRIPTION OF WORK AND INTENDED USE: Build
(2) TELEPHONE 245-9309 or 250-5903 Single family dwelling

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-5 Maximum coverage of lot by structures 45%
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 65' from center of ROW, whichever is greater Special Conditions _____
Side 5' from PL Rear 15' from PL
Maximum Height 32'
CENS.T. 10 T.ZONE 16 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 Kevin M. Keenan Date 9-21-95

Department Approval Marcia Babideaux Date 9-21-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8618-S/F

Utility Accounting Miller Fowler Date 9-21-95

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)

104 ft.

2715 Grds

DNS

LINE

PLAT PLAN
2715 Grds
SCALE 3/8" = 1'-0"

2715 Grds
SCALE 3/8" = 1'-0"

EXISTING TREES

65'-25'

TWO CAR PARKING

GARAGE

17' CAR DRIVE

GATE

6' WOOD FENCE

3' WOOD FENCE

6' WOOD FENCE

36'

TOTAL 2137

1507 sq. ft.
96 sq. ft. foundation
495 sq. ft. concrete

16X16 PATTI

Ready to install

EXISTING TREE
TREE WELL

6' WOOD FENCE

PROPOSED LOT SPLIT TO BE APPLIED FOR

106 ft

20' setback

ACCEPTED *MMR* 9-21-95
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.

168 ft