

FEE \$ 10⁰⁰
TCP \$ 0

Not effective to 7/1/95

BLDG PERMIT NO. 52374

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2987 Kia Drive TAX SCHEDULE NO. 2943-051-50-012
 SUBDIVISION Brookwood SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING 1 BLK 4 LOT 12 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Great New Homes NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3032 I-70 B Shop
 (1) TELEPHONE 434-4616 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Great New Homes USE OF EXISTING BLDGS N/A
 (2) ADDRESS 3032 I-70 B Shop DESCRIPTION OF WORK AND INTENDED USE: to
 (2) TELEPHONE 434-4616 construct one 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 PR-4.4 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 5' from PL Rear 10' from PL Special Conditions _____
15' b/w structures easmt.
 Maximum Height _____ CENS.T. 11 T.ZONE 45 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 Jettie Fullerton Date 4/2/95
 Department Approval Donnie Edwards Date 6/5/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8352 SF

Utility Accounting Mellie Fowler Date 6-5-95

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

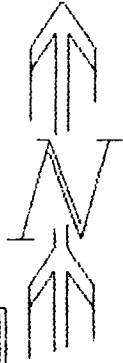
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

67.00'

LOT: 7370.048 SQ. FT.

6" UTILITY EASEMENT

2987 KIA



6" UTILITY EASEMENT

100.00'

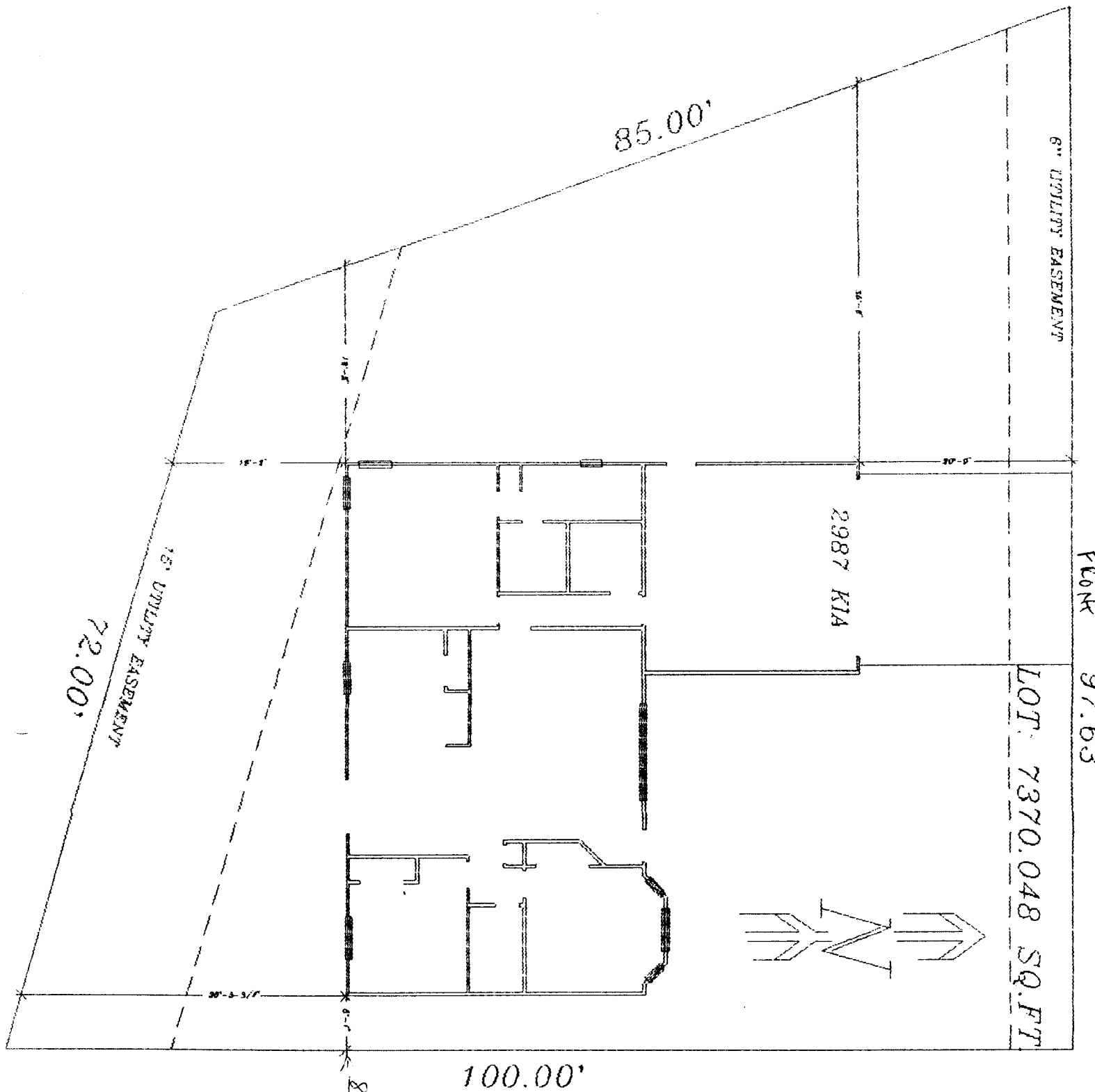
85.00'
6" UTILITY EASEMENT

See revised

ACCEPTED *Ronnie 6/5/95*
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.

7.5'
6" UTILITY EASEMENT

72.00'



2987 Kia Dr.

ACCEPTED *Ronnie 4/31/95* Revised

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.

NOTE:
15' between bldgs. minimum.