

FEE \$ 10<sup>00</sup>  
TCP \$ 0

BLDG PERMIT NO. 52375

*Not effective  
til 7/9/95*

### PLANNING CLEARANCE

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2992 Kia Drive TAX SCHEDULE NO. 2943-051-49-050  
 SUBDIVISION Brookwood SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1366  
 FILING 1 BLK 3 LOT 30 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 Loop  
 (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. Loop 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' or easement Special Conditions \_\_\_\_\_  
15' b/w structures from PL  
 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 [Signature] Date 6/2/95  
 Department Approval [Signature] Date 6/5/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8351 - S/F

Utility Accounting [Signature] Date 6-5-95

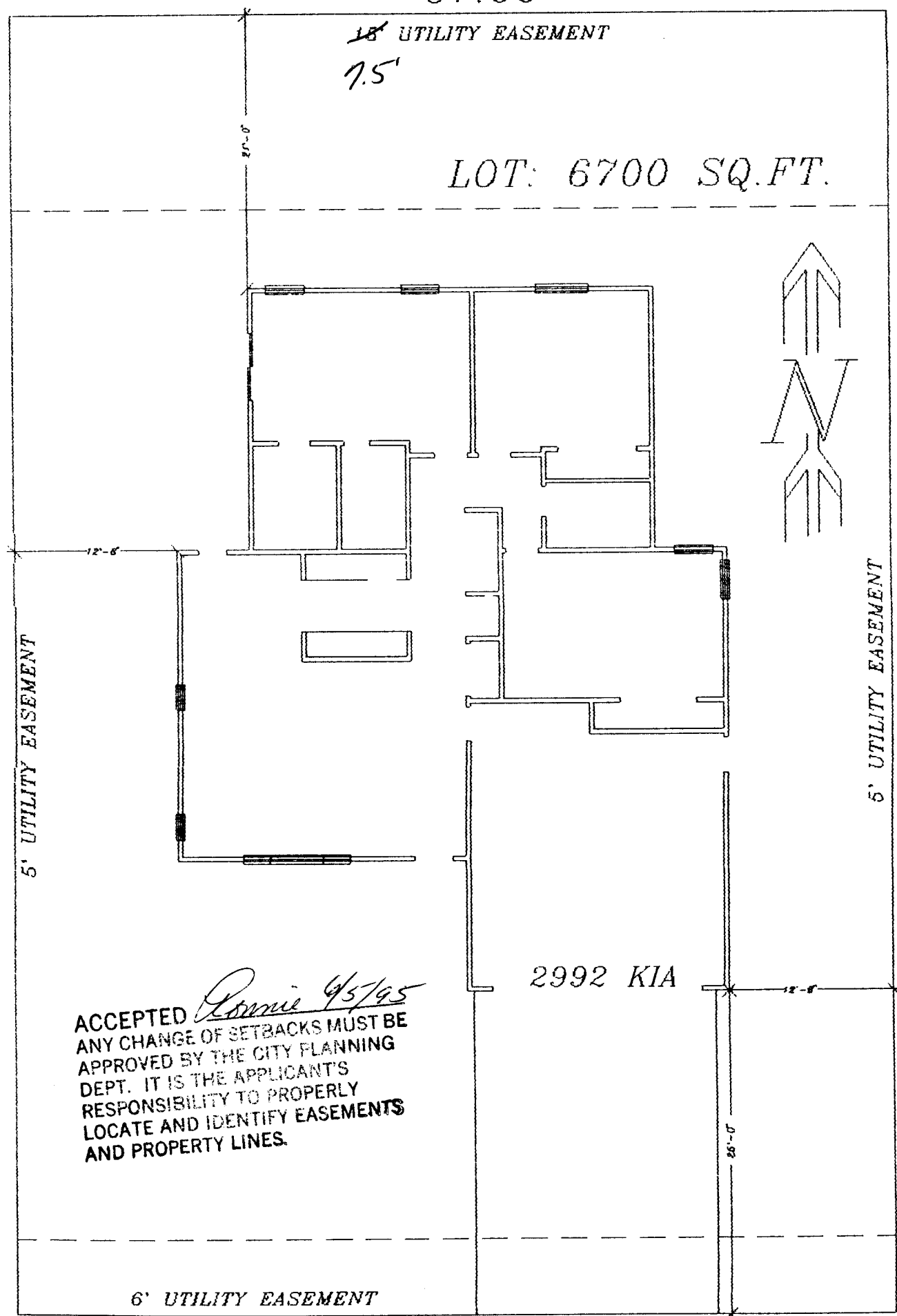
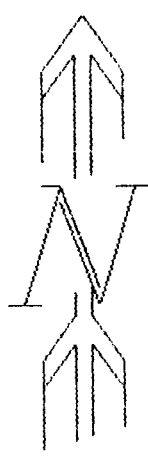
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

67.00'

~~18'~~ UTILITY EASEMENT  
7.5'

LOT: 6700 SQ.FT.



100.00'

5' UTILITY EASEMENT

5' UTILITY EASEMENT

100.00'

ACCEPTED *Ronnie 4/5/95*  
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.

2992 KIA

6' UTILITY EASEMENT

67.00'