

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 52376

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 2993 Kia Drive TAX SCHEDULE NO. 2943-051-50-006
 SUBDIVISION Brookwood SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1560~~ 2172
 FILING 1 BLK 4 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0 N/A
 (1) OWNER Great New Homes NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3032 I-70 Business Top
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-4616
 (2) APPLICANT Great New Homes USE OF EXISTING BLDGS N/A
 (2) ADDRESS 3032 I-70 Business Top DESCRIPTION OF WORK AND INTENDED USE: Build
 (2) TELEPHONE 434-4616 new 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' or from PL Rear 10' from PL Special Conditions _____
15' 6" twin homes or easement
 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 6/1/95
 Department Approval [Signature] Date 6/2/95
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8347 S/H
 Utility Accounting [Signature] Date 6-2-95

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'

6' UTILITY EASEMENT

20'-0"

2993 KIA

8'-6"

5' UTILITY EASEMENT

100.00'

5' UTILITY EASEMENT

100.00'

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
RESCAPE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Edwards 6/2/95



LOT: 3350 SQ.FT.

15'

15' UTILITY EASEMENT

67.00'