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|--------|------|
| FEE \$ | 1000 |
| TCP \$ | 0 |

| | |
|-----------------|-------|
| BLDG PERMIT NO. | 52378 |
|-----------------|-------|

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 | 2995 Kia | TAX SCHEDULE NO. | 2943-051-50-004 |
| SUBDIVISION | Brookwood | SQ. FT. OF PROPOSED BLDG(S)/ADDITION | 1243 |
| FILING | BLK 4 LOT 4 | 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 Business Jct | NO. OF BLDGS ON PARCEL BEFORE: | 0 AFTER: 1 THIS CONSTRUCTION |
| (1) TELEPHONE | 434-4616 | USE OF EXISTING BLDGS | N/A |
| (2) APPLICANT | Great New Homes | DESCRIPTION OF WORK AND INTENDED USE: | Build |
| (2) ADDRESS | 3032 I-70 Business Jct | | Single family dwelling |
| (2) TELEPHONE | 434-4616 | | |

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' | Parking Req'mt | |
| or | from property line (PL) or from center of ROW, whichever is greater | Special Conditions | |
| Side | 5' or 15' between structures | | |
| | 10' 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 | <i>[Signature]</i> | Date | 6/1/95 |
| Department Approval | <i>Ronnie Edwards</i> | Date | 6/2/95 |
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. | 8346. S/F |
| Utility Accounting | <i>Melvin Fowler</i> | 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

ACCEPTED *RS Edwards* 6/19/95
ANY CHANGE OF CONTRACTS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

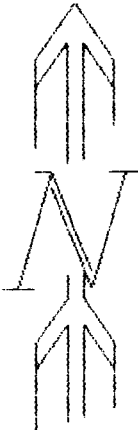
2995 KIA

5' UTILITY EASEMENT

100.00'

5' UTILITY EASEMENT

100.00'



LOT: 3350.00 SQ. FT.

7.5'
18' UTILITY EASEMENT

67.00'