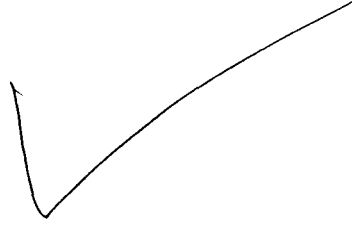


FEE \$	10 ⁰⁰
TCP \$	0

Not effective til 7/9/95

BLDG PERMIT NO. ^{50 801 then} 52 374
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PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2987 1/2 KIA ^{changed to 2987 KIA 6/21/95} TAX SCHEDULE NO. 2943-051-50-011

SUBDIVISION BROOKWOOD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400

FILING 1 BLK 4 LOT 11 SQ. FT. OF EXISTING BLDG(S) 0-

(1) OWNER Great New Homes NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3032 I-70 Business NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 434-4666 ^{loop} USE OF EXISTING BLDGS New Home

(2) APPLICANT Great New Homes DESCRIPTION OF WORK AND INTENDED USE: new

(2) ADDRESS 3032 I-70 Business Const.

(2) TELEPHONE (970) 434-4666 ^{loop}

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 _____

Maximum Height 15' betwn structures

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 Paul Avak Date 6/21/95

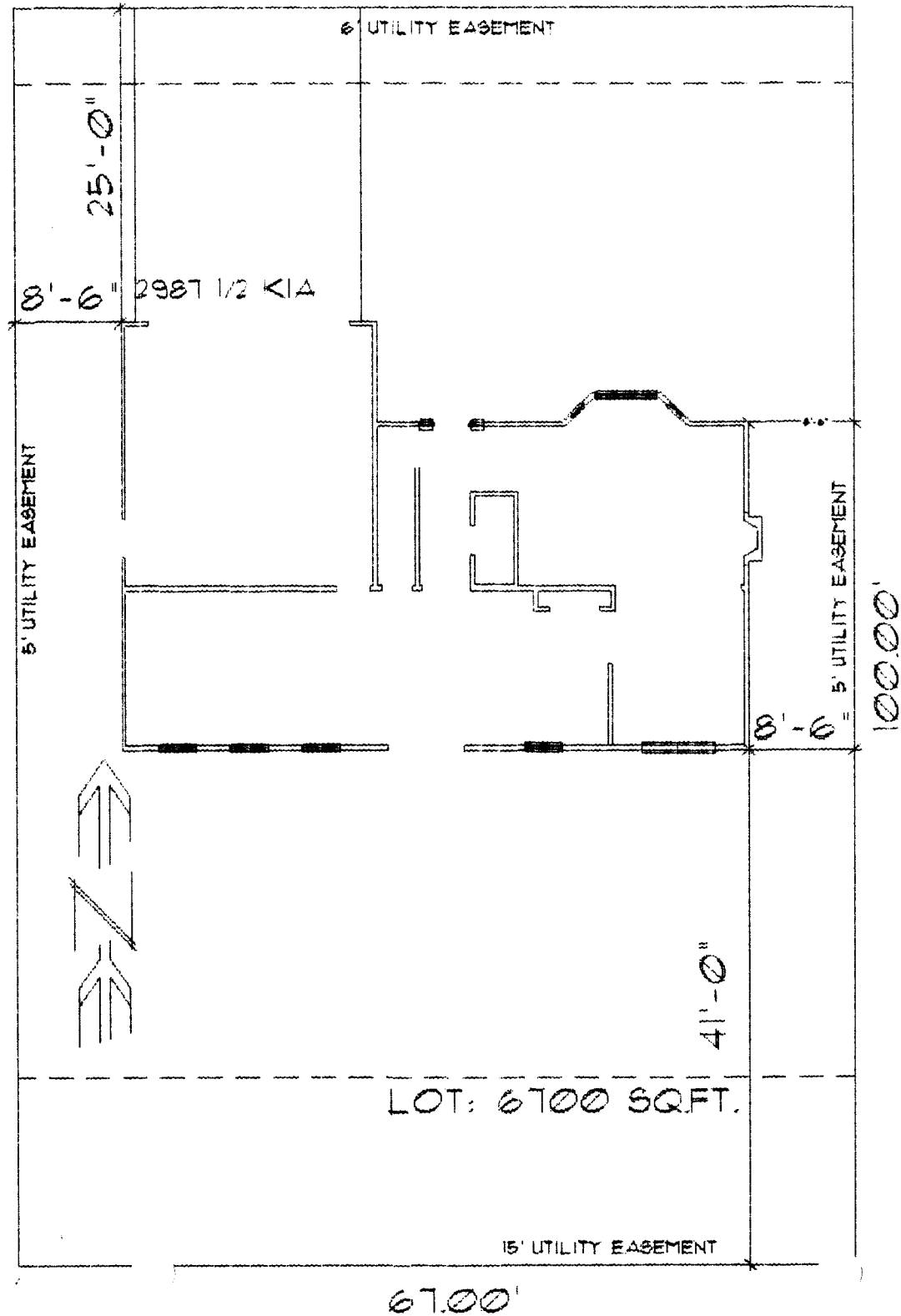
Department Approval Connie Edwards Date 6/21/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 8043-3/F pd 12-29-94

Utility Accounting Millie Fowler Date 6-21-95

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)



ACCEPTED *Connie 6/21/95*
 ANY CHANGE OF SITBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.