

FEE \$ 10.00
TCP \$ N/A

BLDG PERMIT NO. 52272

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2990 1/2 Kia TAX SCHEDULE NO. 32943-051-49-029
SUBDIVISION Brookwood SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1393
FILING _____ BLK 3 LOT 29 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER Stanley Seligman ^{Great New Homes} NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 3032 E 70 Business Dr
(1) TELEPHONE (970) 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 E 70 Bus Dr DESCRIPTION OF WORK AND INTENDED USE: To Build
(2) TELEPHONE 434-4616 a 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 Maximum coverage of lot by structures —
SETBACKS: Front 20 ft from property line (PL) Parking Req't 2 spaces
or _____ from center of ROW, whichever is greater
Side 5 ft from PL Rear 10 ft from PL Special Conditions 15 ft. min required
Maximum Height 32 ft. between all structures on adj. lots
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 5/30/95
Department Approval [Signature] Date 5/30/95

Additional water and/or sewer tap fee(s) are required: YES N NO _____ W/O No. 8326 - S/P
Utility Accounting Millie Fowler Date 5-30-95

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'

15' UTILITY EASEMENT

ACCEPTED *MP 5-30-95*
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.

23'-0"

13'-6"



5' UTILITY EASEMENT

5' UTILITY EASEMENT

100.00'

100.00'

2990 1/2 KIA

13'-6"

20'-0"

6' UTILITY EASEMENT

2990 1/2 Kia Dr. 67.00'

1/8" = 1'