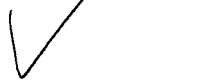


FEE \$	10 ⁰⁰
TCP \$	N/A

BLDG PERMIT NO. 52273

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 299 2 1/2 Kia TAX SCHEDULE NO. 2943-051-49-0~~32~~³¹
 SUBDIVISION Brookwood SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1248
 FILING _____ BLK 3 LOT 3 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 I-70 Business 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 Bus. Loop DESCRIPTION OF WORK AND INTENDED USE: To
 (2) TELEPHONE 434-4616 build 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 20ft from property line (PL) Parking Req'mt 2 spaces
 or _____ from center of ROW, whichever is greater
 Side 5ft from PL Rear 10ft from PL Special Conditions 15ft min. required
 Maximum Height 32ft 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 3/30/95
 Department Approval [Signature] Date 5/30/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8325 S/F
 Utility Accounting Millie Jorale 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 *MR 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.

26'-6"

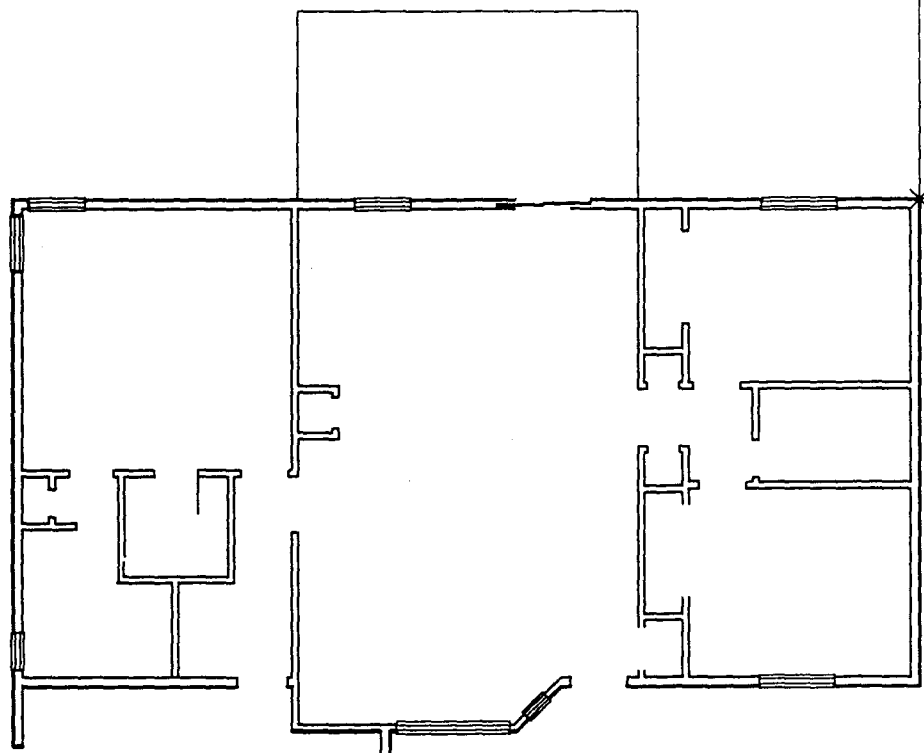
9'-6"

100.00'

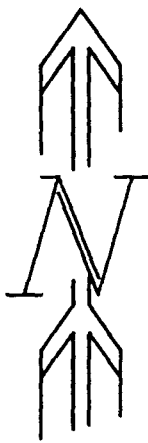
5' UTILITY EASEMENT

5' UTILITY EASEMENT

100.00'



2992 1/2 KIA



2'-5"

20'-0"

6' UTILITY EASEMENT

2992 1/2 Kia Dr. 67.00'

1/8" = 1'