

FEE \$	10 ⁰⁰
TCP \$	0

NOT EFFECTIVE
TIL 7/9/95

BLDG PERMIT NO. 52379

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2995 1/2 Kia Drive TAX SCHEDULE NO. 2943-051-50-003
 SUBDIVISION Brookwood SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1393
 FILING 1 BLK 4 LOT 3 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 B Loop
 (1) TELEPHONE 434-4614 81504 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 B Loop DESCRIPTION OF WORK AND INTENDED USE: to
 (2) TELEPHONE 434-4614 Construct one 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' to 15' ^{from PL} from structures Rear 10' or easement Special Conditions _____
 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 6/2/95
 Department Approval [Signature] Date 6/5/95
 Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8350 S/F
 Utility Accounting [Signature] Date 6-5-95

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'

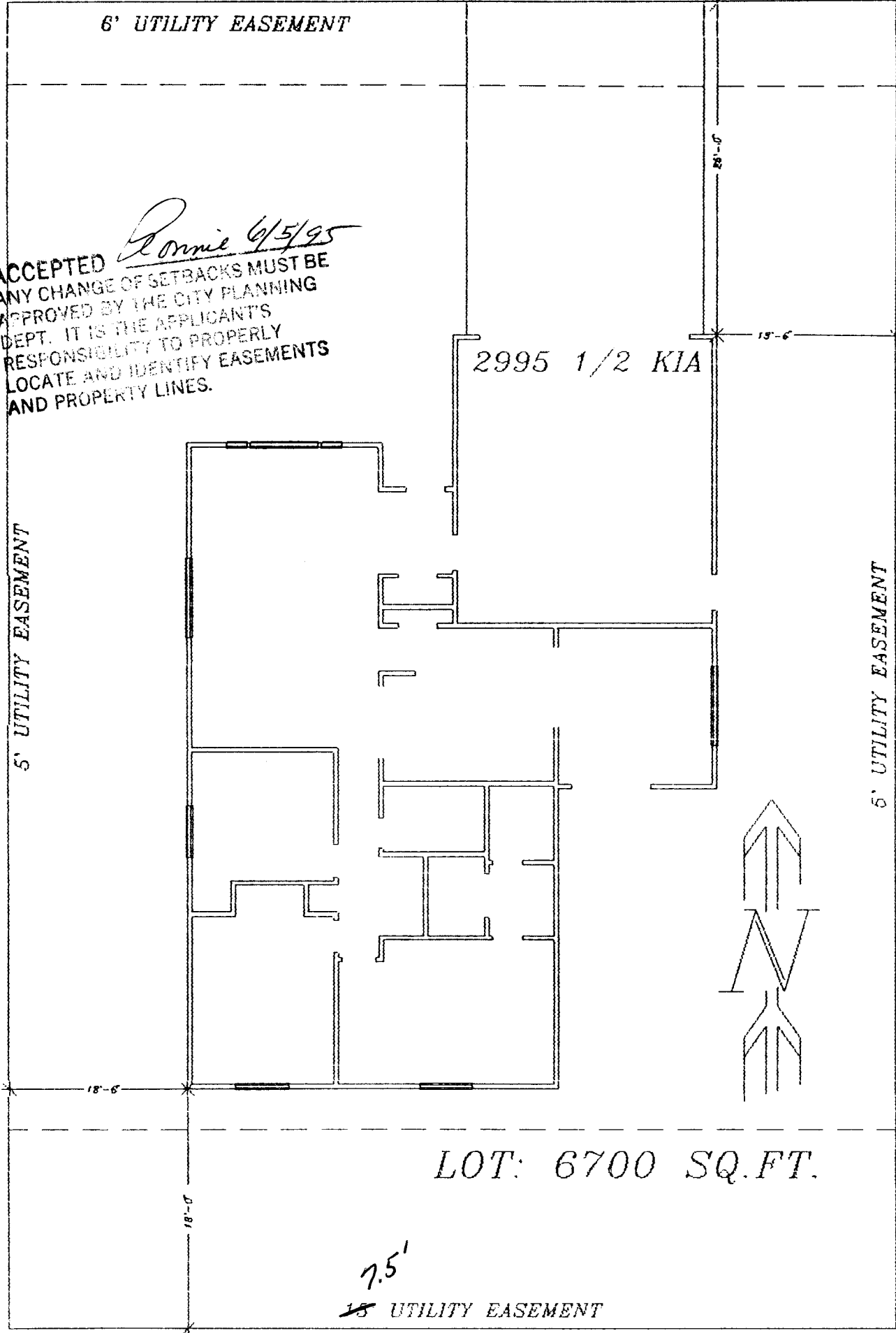
6' UTILITY EASEMENT

ACCEPTED *Ronnie 6/5/95*
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.

2995 1/2 KIA

100.00'
5' UTILITY EASEMENT

5' UTILITY EASEMENT
100.00'



LOT: 6700 SQ.FT.

7.5'
15' UTILITY EASEMENT

67.00'