

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 53952

UP

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2697 Kimberly Dr TAX SCHEDULE NO. 2701-354-29-005
SUBDIVISION 1st Addition to Bella Vista SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100
FILING _____ BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Egon Seubert NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 592 W Indian Creek Dr
(1) TELEPHONE 434-8967 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Jim Wilson USE OF EXISTING BLDGS 0
(2) ADDRESS 2139 Buffalo Dr DESCRIPTION OF WORK AND INTENDED USE: New
(2) TELEPHONE 243-0903 Home to live in

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 RSF-4 Maximum coverage of lot by structures 35%
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater Special Conditions _____
Side 7' from PL Rear 30' from PL
Maximum Height 32'
CENS.T. 10 T.ZONE 17 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 Jim Wilson Date Oct 24 '95

Department Approval Ronnie Edwards Date 10/24/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8697-S/F

Utility Accounting Melba Fowler Date 10-24-95

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)

← 27 ROAD →

134.63'

197.32'

10' EASEMENT

Boone 10/24/95

ACCEPTED
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.

10' EASEMENT

104'

42'

71'-0"

39'

159.86'

25' R

54'-0"

46'

PROPERTY LINE

172.64'

KIMBERLY

