

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 53820

LPC JCP

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1155 MICHAEL'S COURT TAX SCHEDULE NO. 2945-234-00, 017

SUBDIVISION MICHAEL'S VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1452

FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER MARY LOU KENNEDY NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2034 BROADWAY L.J. CO.

(1) TELEPHONE 245-6693 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT ED KUECHLER USE OF EXISTING BLDGS SINGLE FAMILY HOME

(2) ADDRESS 2034 BROADWAY DESCRIPTION OF WORK AND INTENDED USE: NEW HOME

(2) TELEPHONE 245-6693 CONSTRUCTION OF SINGLE FAMILY HOME

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' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height _____ CENS.T. 13 T.ZONE 80 #135-94 ANNX#

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 Ed Kuechler Date 10-12-95

Department Approval Ronnie Edwards Date 10-12-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8663-S/F

Utility Accounting Millie Fowler Date 10-12-95

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)

PROPERTY LINE

77'.19

ACCEPTED *Ronnie 10/12/95*
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.

EASEMENT

5' WIDE REAL SETBACK

53'-0"

8'-10 1/4"

EVE LINE

EVE LINE:
(SAME AS EASEMENT LOCATION)

HOUSE #1
1452 #1

7'-6 1/4" SETBACK

105.41

PROPERTY LINE
115.25

EASEMENT
4'-0"

26'-0"

52'-0"

GARAGE
409 #1
16'-7" X 22'-0"

5'-0" X 9'-10" PORCH

EVE LINE TYPE

34'-5"

REAL GARAGE

2'-0" WIDE WALK

16'-7" X 22'-0"

1'-4" EVE HOUSE

4" CONC. DRIVEWAY

1'-4" SETBACK AT EVE

21'-4" HOUSE SETBACK

CURV 37' R

MICHAEL'S COURT

PROPERTY LINE

COI

CURV

DANIEL STREET

HOUSE SIDE YARD MEASUREMENT
(SET BACK)
LOT 3 BLOCK 1
MICHAEL'S VILLAGE

