

FEE \$ 10.00
TCP \$ 0

BLDG PERMIT NO. 53724

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 529 S Teal Ct. TAX SCHEDULE NO. 2945-083-18-009
SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3064
FILING 1 BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Great New Homes NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 3032 I-70 B-loop
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 434-4616 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Great New Homes USE OF EXISTING BLDGS 0
(2) ADDRESS 3032 I-70 B-loop DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 434-4616 Single family Residence

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-3.5 Maximum coverage of lot by structures _____
SETBACKS: Front 30' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Special Conditions _____
Side 10' from PL Rear 30' from PL
Maximum Height 28'
CENS.T. 14 T.ZONE 91 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 10/10/95

Department Approval [Signature] Date 10-10-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8650

Utility Accounting [Signature] Date 10/10/95

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)

113.99'

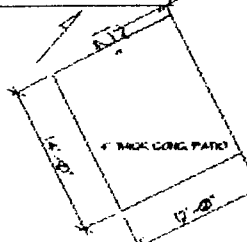
10.75'

529 S. TEAL COURT

1" THICK CONC. DRAINAGE

32.69'

36.43'



44'-4"

71'-5"



1000' IRRIGATION AND UTILITY EASEMENT

143.75



129.63'

10.75'

55.03'

ACCEPTED *me* 10-10-95
 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.