

FEE \$ 1000

BLDG PERMIT NO. 51139

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2326 WREN CT TAX SCHEDULE NO. 2945-083-22-024
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2974
 FILING 2 BLK 3 LOT 24 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Monument Homes NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 759 Horizon Dr #A
 (1) TELEPHONE 243-4890 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same as Above USE OF EXISTING BLDGS 4/A
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ new 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 _____ Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height 28' CENSUS TRACT 14 TRAFFIC ZONE 91

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 Charles V. S. Date 2-10-95
 Department Approval Donnie Edwards Date 2-10-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8115 - S/F
 Utility Accounting Millie Fowler Date 2-10-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

WREN COURT

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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.

James Stewart
2/10/95

N 09°31'24" E

111.99'

N 81°12'42" E
132.85'

R=48.00'

A=50.27'

C44

1.5'

1.5'

10' drainage easement

S 69°31'24" W
113.22'

17883 SQ.FT.

121.87'

S 03°10'00" W 320.20'

30'

EWING DRIVE

BOOK 855, PAGE 108