

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 56329

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2552 Brenna Way TAX SCHEDULE NO. 2945-031-20-009
 SUBDIVISION Kay #2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000
 FILING 2 BLK 18 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Terry Larson NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 761 Tulip DR NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 245-9657 USE OF EXISTING BLDGS 0
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS Same
 (2) TELEPHONE 245-9657 1- Single RES

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 20' on 25 1/2 Rd side & Brenna Way from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 20' from PL Rear 20' from PL Special Conditions _____
 Maximum Height 4 town units
 CENSUS TRACT 10 TRAFFIC ZONE 19

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 Terry Larson Date 5-30-96

Department Approval Ronnie Edwards Date 5/30/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. # 9241

Utility Accounting Richardson Date 5/30/96

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)

BREUNNA Way

92.14'

DRIVE WAY

22'

14' Multi Purpose Easement

22'

18'

22'

12'

110.87'

30'

36'

IRR. Easement

100.83'

60'

ACCEPTED MMR 9-4-94
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.

DRIVEWAY LOCATION OK

36'

5' IRRIGATION Easement

J. Miller 90.52
9-3-96