

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 55994

570⁰⁰

PLANNING CLEARANCE

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

1 TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2982 ~~LA~~ DRIVE TAX SCHEDULE NO. 2943 051-49-020
 SUBDIVISION BROOKWOOD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1248
 FILING 1 BLK 3 LOT 20 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER DAVID FLATGARD NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 125 FRANKLIN AVE
 (1) TELEPHONE 245-4493 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS RESIDENCE
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ ERECT 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 4.4 Maximum coverage of lot by structures _____
 SETBACKS: Front 25/20' from property line (PL) Parking Req'mt 2
 or 50' from center of ROW, whichever is greater
 Side 10' from PL Rear 10' from PL Special Conditions _____
 Maximum Height 32' easement
 CENSUS TRACT 11 TRAFFIC ZONE 45

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 5/1/96
 Department Approval [Signature] Date 5/3/96

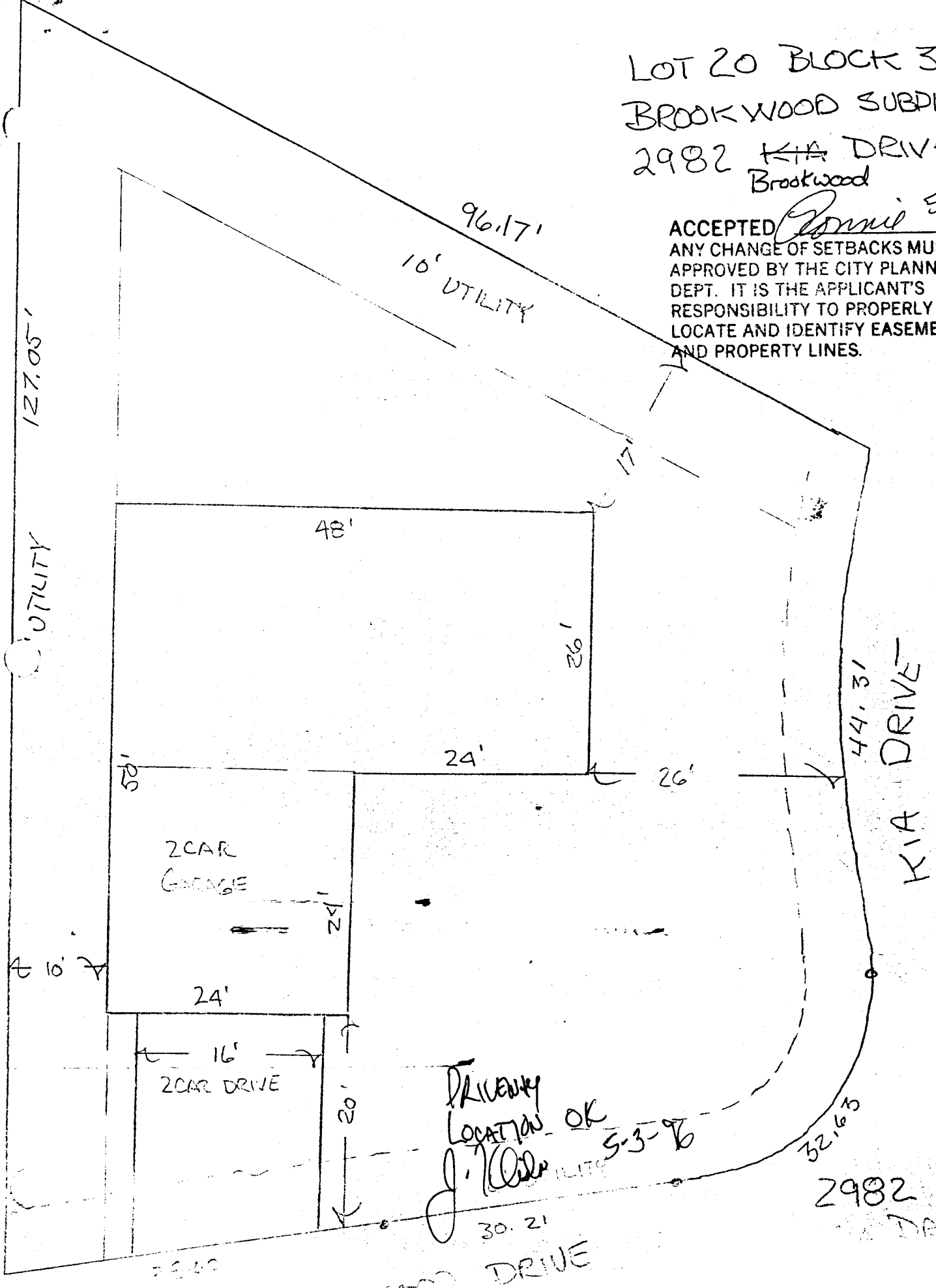
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9183 S/F
 Utility Accounting [Signature] Date 5-3-96

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)

LOT 20 BLOCK 3
BROOKWOOD SUBDIVISION
2982 KIA DRIVE
Brookwood

ACCEPTED *Ronnie* 5/3/96
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.



REVISED
LOT 20 BLOCK 3
BROOKWOOD SUB
2982 BROOKWOOD DR

