

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 56301

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 22855 Seville Cir. TAX SCHEDULE NO. 2945-011-36-001
 SUBDIVISION Crown Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 112
 FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 1750
 (1) OWNER Virginia Johnson NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 22855 Seville Cir.
 (1) TELEPHONE 242-8036 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Steve Edwards USE OF EXISTING BLDGS residence
 (2) ADDRESS 2532 K. Rd. 6-D. DESCRIPTION OF WORK AND INTENDED USE: close in
 (2) TELEPHONE 243-8944 curved patio

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 Maximum coverage of lot by structures _____
 SETBACKS: Front 15' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 1 1/10' from PL Rear 10' from PL Special Conditions _____
 Maximum Height _____ 10' between homes
 CENSUS TRACT 9 TRAFFIC ZONE 21

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 5/28/96

Department Approval [Signature] Date 5/28/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3022-6840-04-6

Utility Accounting [Signature] Date 5/28/96

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

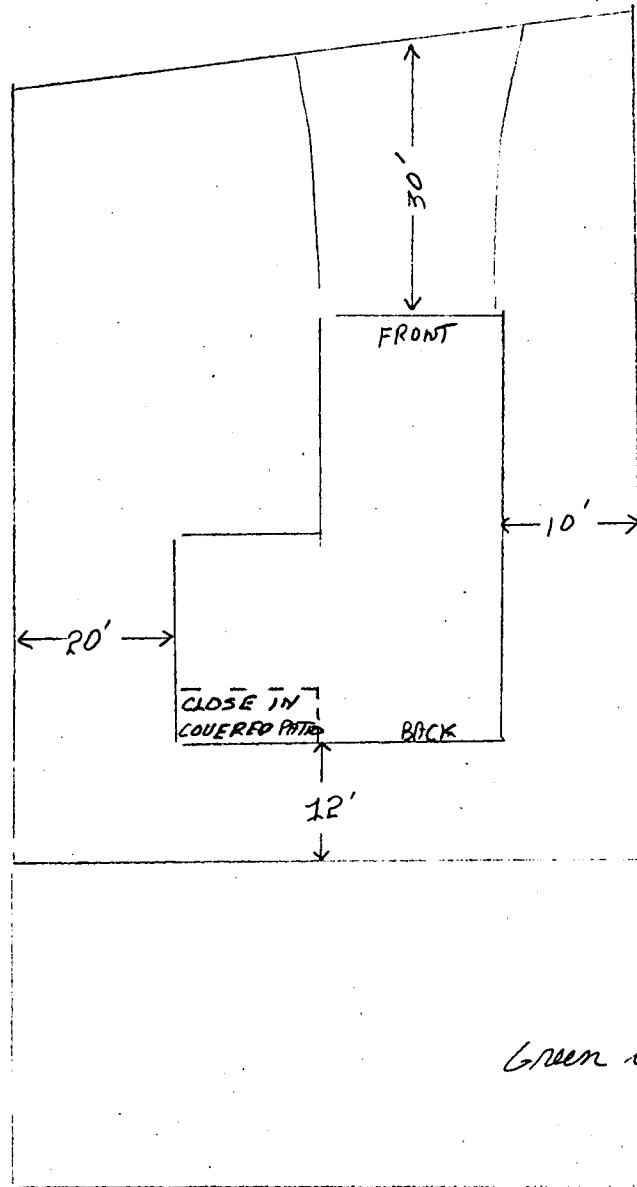
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PLOT PLAN



S. SEVILLE CIRCLE

PLAZA



2285 S. SEVILLE CIR.
CROWN HEIGHTS SUB.
FILING 1, BULK, LOT 1.

ACCEPTED Donnie 5/28/96
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.

Green belt

COURTLAND