

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 03808

SIF 292⁰⁰

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2477 Ja Karlin TAX SCHEDULE NO. 2701-334-00-115
SUBDIVISION Phasant Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1943
FILING 1 BLK 1 LOT U SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER Great New Homes NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 3032 E 70 Buss. loop
(1) TELEPHONE 434-4114 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Great New Homes USE OF EXISTING BLDGS Single Fam. Residence
(2) ADDRESS 3032 E 70 Buss. loop DESCRIPTION OF WORK AND INTENDED USE: New
(2) TELEPHONE 434-4114 Constn. for single family dwelling

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 RSF-A Maximum coverage of lot by structures 35%
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or 45' from center of ROW, whichever is greater
Side 7' from PL Rear 30' from PL Special Conditions _____
Maximum Height 32'
CENSUS TRACT 9 TRAFFIC ZONE 4

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 Ashley Broughton Date 2/3/98
Department Approval Antia Costello Date 3-12-98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 1061

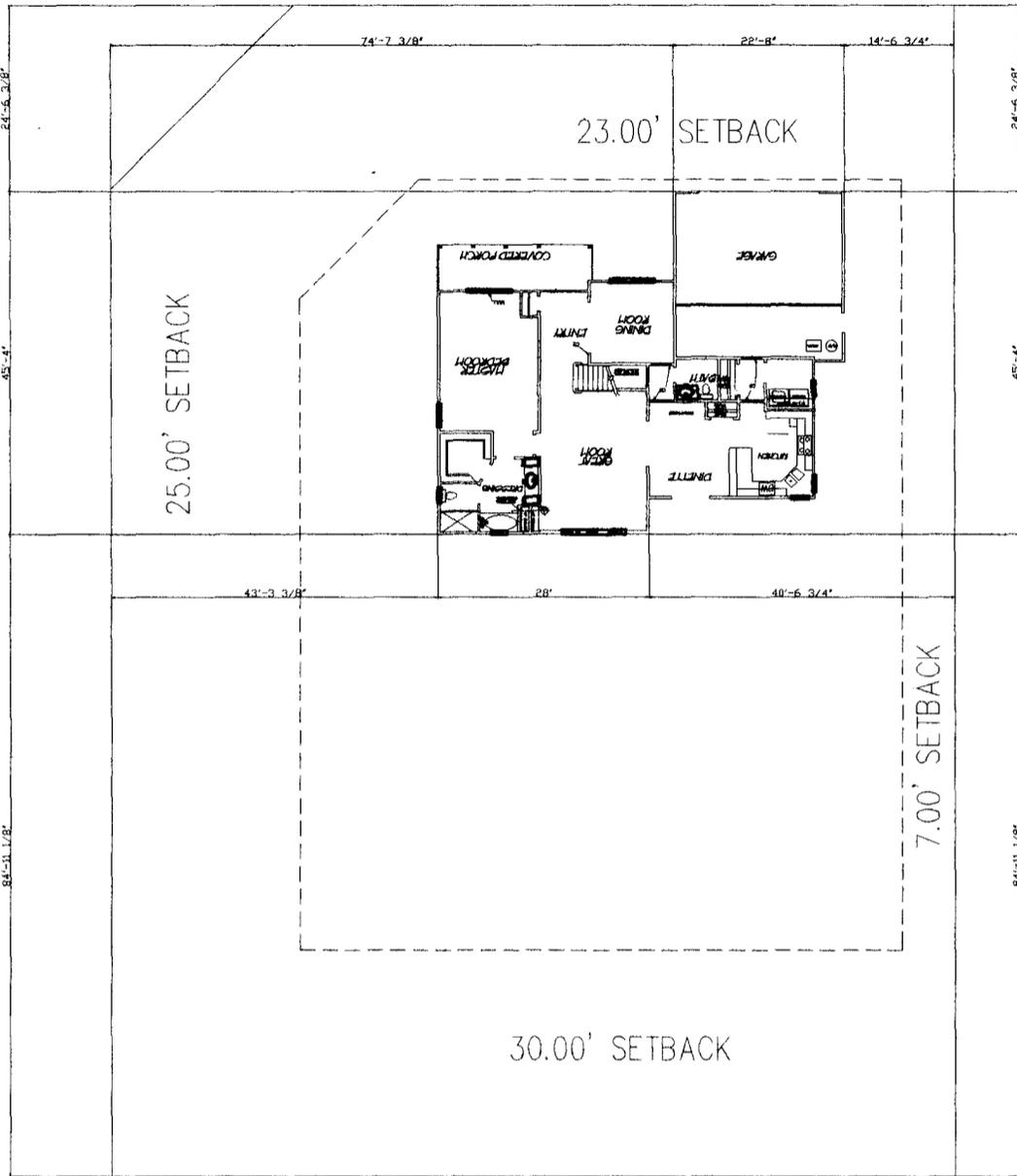
Utility Accounting CM Cole Date 3-13-98

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)

2477 Ja Karlin Ct
2701-334-00-115
Lot 4 BLK 1 Filing 1
Pheasant Meadows
JAKARLIN COURT R.O.W.

24 3/4 ROAD R.O.W.



DRIVEWAY LOCATION OK
W. Ashford 2/4/98

ACCEPTED SCE 3-12-98
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.