

FEE \$	10 ⁰⁰
TCP \$	— 0 —

BLDG PERMIT NO. 56584

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2214 Burrone Canyon Ct</u>	TAX SCHEDULE NO. <u>2945-302-07-031</u>
SUBDIVISION <u>Monument Valley Filing #5</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2172 sqft</u>
FILING <u>5</u> BLK <u>1</u> LOT <u>31</u>	SQ. FT. OF EXISTING BLDG(S) <u>NONE</u>
(1) OWNER <u>Mike Bryant</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2556 G 3/8 ROAD</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242-5518</u>	USE OF EXISTING BLDGS <u>N/A</u>
(2) APPLICANT <u>See-Me Corp</u>	DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS <u>2457 Industrial</u>	<u>NEW HOME CONST.</u>
(2) TELEPHONE <u>245-1434</u>	

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 <u>PR-1.6</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>40'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>35'</u> from PL Rear <u>35'</u> from PL	Special Conditions _____
Maximum Height _____	CENSUS TRACT <u>14</u> TRAFFIC ZONE <u>64</u>

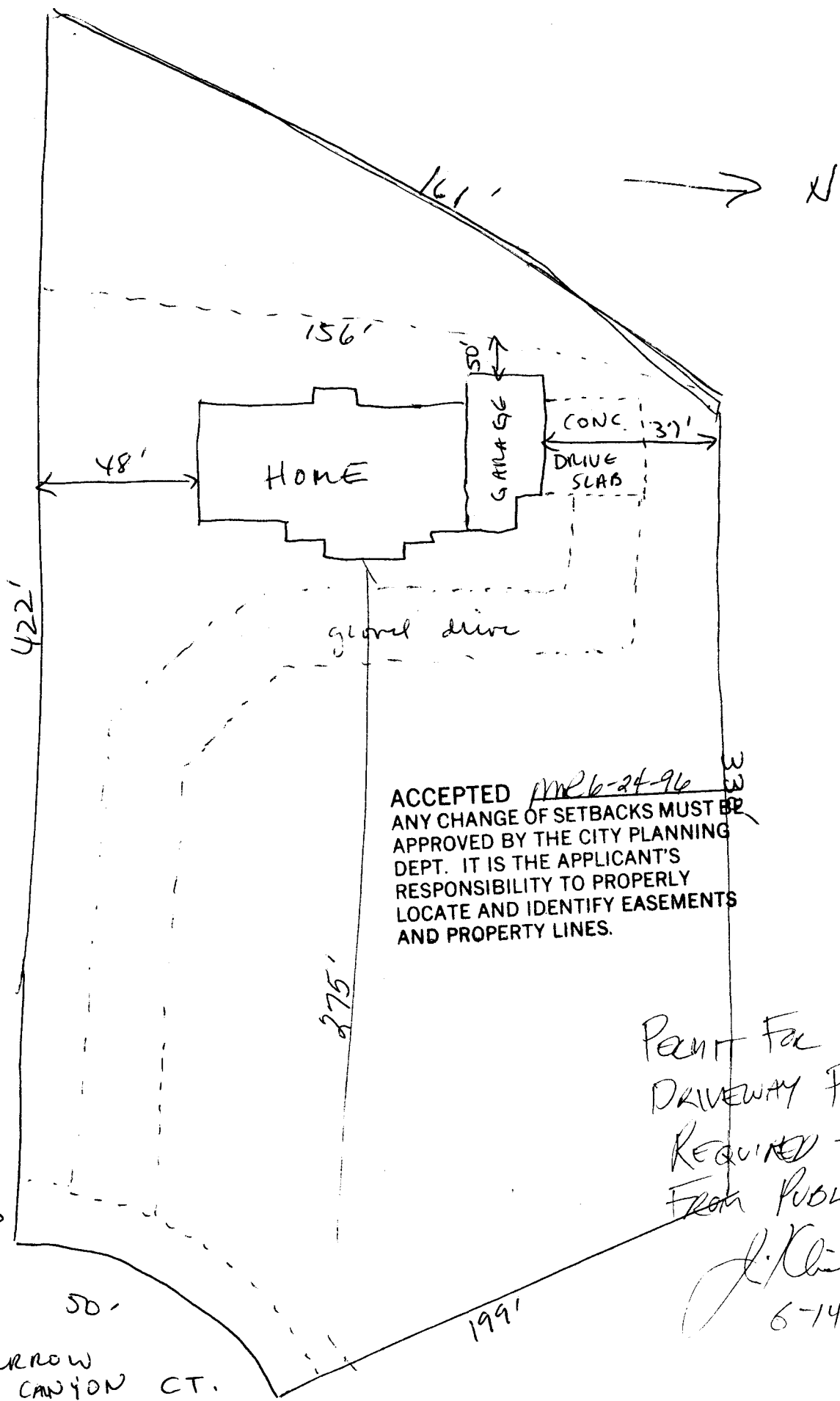
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 <u>Liki Jullustal</u>	Date <u>6-24-96</u>
Department Approval <u>Marcia Rabideaux</u>	Date <u>6-24-96</u>
Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>9296</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/24/96</u>

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)



ACCEPTED *me 6-24-96*
 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.

Paint For
 DRIVEWAY PINE
 REQUIRED -
 FROM PUBLIC WORKS

J. K. [Signature]
 6-14-96

15' elec. easment →

50'
 BURROW CANYON CT.

