

FEE \$ 1000

BLDG PERMIT NO. 51779

*CP 42500*

*Single Family*

# PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2703 Canyon Ct., G.J. TAX SCHEDULE NO. 2701-252-07-011

SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1543

FILING 7 BLK 3 LOT 11 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER M. Nellis - Midland Homes NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 602 Rowline Dr., G.J.

(1) TELEPHONE 250-4426  
523-0723 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT M. Nellis - Midland Homes USE OF ALL EXISTING BLDGS N/A

(2) ADDRESS Same DESCRIPTION OF WORK & INTENDED USE: Single Family Home

(2) TELEPHONE 250-4426

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Landscaping / Screening Required: YES  NO

SETBACKS: Front 20' from Property Line (PL) or 45' from center of ROW, whichever is greater  
Parking Req'mt \_\_\_\_\_

Side 5' from PL Rear 25' from PL Special Conditions: \_\_\_\_\_

Maximum Height 32'  
Maximum coverage of lot by structures 35% CENSUS TRACT 16 TRAFFIC ZONE 13

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Edward E. Nellis Date 4/13/95

Department Approval Ronnie Edwards Date 4/13/95

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 8240

Utility Accounting C. Richardson Date 4-13-95

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

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



Single Family Residence  
2703 Cancun Ct.

Garage

yucaatan

2703 Cancun Ct.

ACCEPTED Connie Edwards 4/13/95.  
 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.

McNellis Midland Homes.  
4/13/95.