

FEE \$	10.00
TCP \$	0

BLDG PERMIT NO. 51878

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

~~5030-2490-011~~

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2195 Canyon Ct. E TAX SCHEDULE NO. 2947-351-00-038
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING 1 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) 1830 sq. ft.
 (1) OWNER Jerrri Gallina NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2195 Canyon Ct. E.
 (1) TELEPHONE 303 434 3451 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS _____
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ new 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-2 Maximum coverage of lot by structures _____
 SETBACKS: Front 30' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 15' from PL Rear 30' from PL
 Maximum Height _____ CENS.T. 14 T.ZONE 606 ANN# _____

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 Jerrri Gallina Date 4/13/95
 Department Approval Donnie Edwards Date 4/13/95

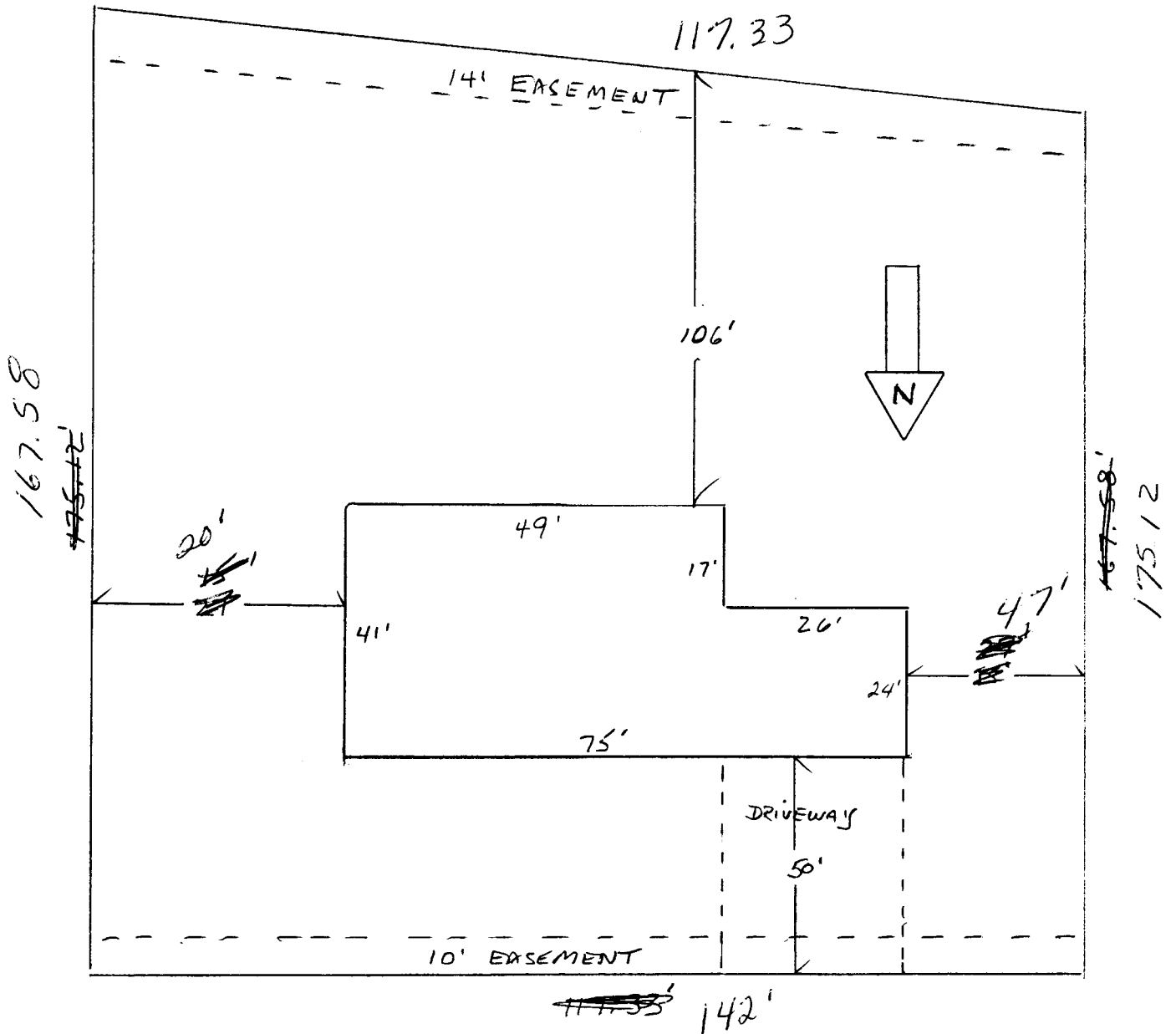
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8250 S/F
 Utility Accounting Millie Fowler Date 4-18-95

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)

Not To Scale

ACCEPTED *Ronnie Edwards* 4/18/95
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.



2195 CANYON COURT EAST