

FEE \$ 10⁰⁰

BLDG PERMIT NO. 52476

PLANNING CLEARANCE

JCP-0

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2198 1/2 Canyon Ct. East
LOT 8 BLOCK 2

TAX SCHEDULE NO. 2947-351-08-008

SUBDIVISION CANYON VIEW

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1825

FILING 1 BLK 2 LOT 8

SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER DON KENDALL

NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2198 1/2 Canyon Ct. East

NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-5152

(2) APPLICANT Buddy Baird

USE OF EXISTING BLDGS RESIDENTIAL

(2) ADDRESS 537 Kirby Dr.

DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE 434-5131

BUILDING HOUSE FOR SINGLE FAMILY

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) or _____ from center of ROW, whichever is greater

Parking Req'mt _____

Side 15' from PL Rear 30' from PL

Special Conditions _____

Maximum Height _____

CENSUS TRACT 14 TRAFFIC ZONE 66

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 6-5-95

Department Approval [Signature] Date 6-9-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8377

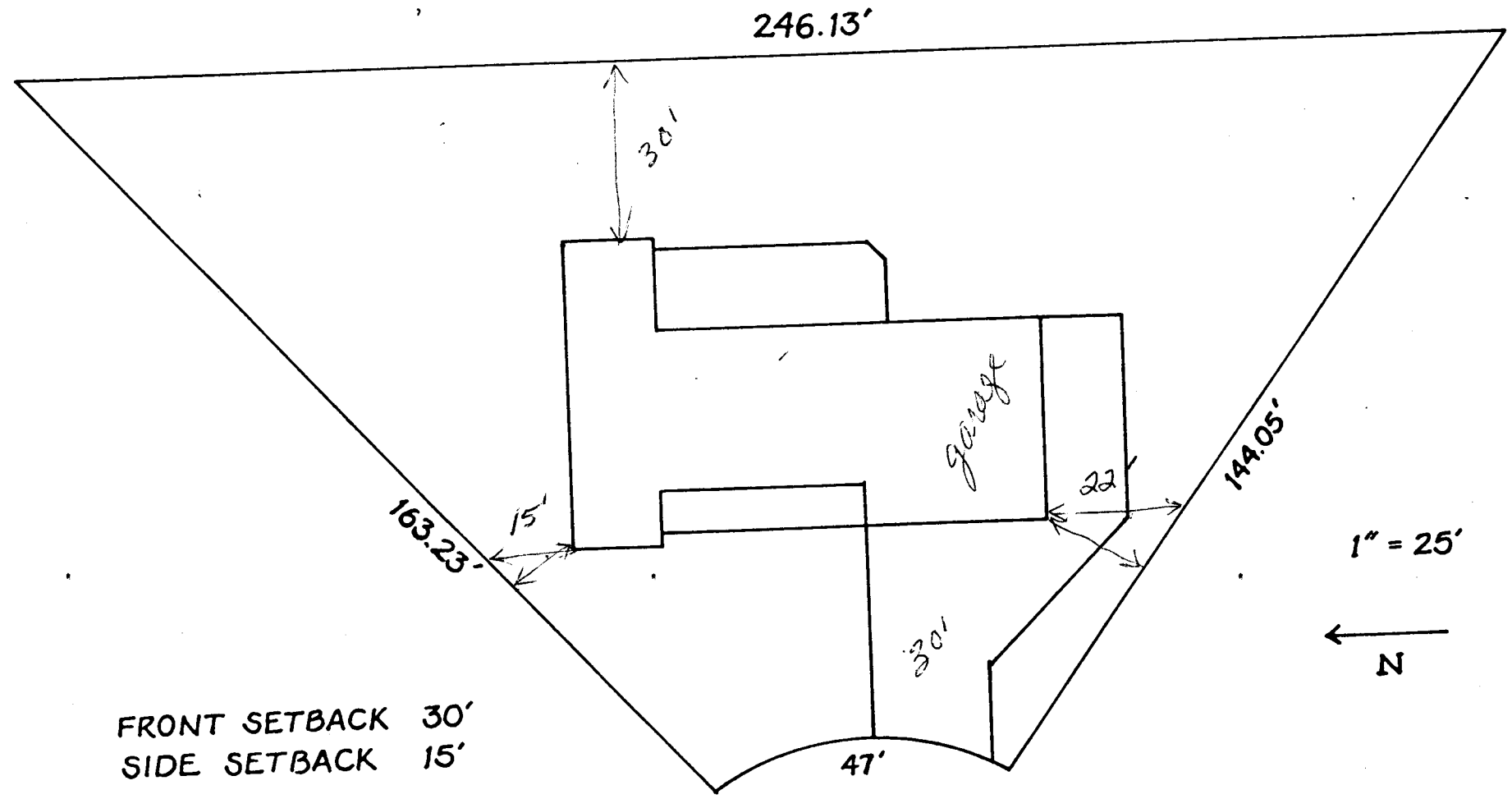
Utility Accounting [Signature] Date 6/9/95

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)

CANYON VIEW

BLOCK - LOT 8



FRONT SETBACK 30'
SIDE SETBACK 15'

ACCEPTED *Ronnie 6/9/95*
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.