

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 54541

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



5030-2540-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2198 Canyon Ct. TAX SCHEDULE NO. 2947-351-08-007
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1870'
 FILING 1 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Thomas & Trish Schaefer NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT The Reiner Company USE OF EXISTING BLDGS None
 (2) ADDRESS 104 Orchard Quay DESCRIPTION OF WORK AND INTENDED USE: _____
Bldg B Suite 2
 (2) TELEPHONE 241-5455 New Home - SF

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 40' 30' on cul-de-sacs Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____
 CENS.T. 14 T.ZONE 64 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 Larry J. Reiner Date 12-20-95
 Department Approval Bonnie Edwards Date 12-20-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8835- S/F and
sewer ext fee
 Utility Accounting Millie Fowler Date 12-20-95

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)