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BLDG PERMIT NO. 55032

TCP-0

PLANNING CLEARANCE

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

PC

5030-2430-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2190 CANYON COURT WEST TAX SCHEDULE NO. 2947-351-080-018

SUBDIVISION CANYON VIEW ESTATES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1968

FILING 1 BLK 2 LOT 18 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER MARTY & CAROL DIAL NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 608 SERENADE, GRAND JUNCTION

(1) TELEPHONE 434-8377 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MOGENSEN-KURTZ HOME USE OF EXISTING BLDGS SINGLE FAMILY RESIDENCE

(2) ADDRESS 1216 BROAD AVE., G.J., CO. DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ SINGLE FAMILY 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 PR2

Maximum coverage of lot by structures _____

SETBACKS: Front 40' from property line (PL) or
_____ from center of ROW, whichever is greater

Parking Req'mt 2

Side 15' from PL Rear 25' from PL

Special Conditions _____

Maximum Height _____

CENSUS TRACT 14 TRAFFIC ZONE 64

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 FEB. 12, 1996

Department Approval [Signature] Date 2-13-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8942 S/F

Utility Accounting [Signature] Date 2-13-96

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)

104.95'

10' UTILITY EASEMENT

30' REARYARD

15' SIDEYARD

15' SIDEYARD

177.75'

149.62'

ACCEPTED MR 2-13-96
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.

50' FRONTYARD

109.03'

DRIVEWAY LOCATION OK
J. K. Kula
2-13-96

LOT 18, BLOCK 2
CANYON VIEW SUBDIVISION

2947-351-08