

FEE \$ 10.00
TCP \$ -0-

BLDG PERMIT NO. 56731

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 364 CANYON CT. TAX SCHEDULE NO. 2947-351-08-005
SUBDIVISION CANYON VIEW SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2300 #'
FILING 1 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) NONE
(1) OWNER RANDY DERRYBERRY NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____ NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 245-7286 USE OF EXISTING BLDGS ~~THESE~~ NONE
(2) APPLICANT RODNEY A. BLUM DESCRIPTION OF WORK AND INTENDED USE: NEW HOME
(2) ADDRESS 1162 E. PARADISE
(2) TELEPHONE 858-7711

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' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater
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 Rodney A. Blum Date 2 JULY 96

Department Approval Marcia Rabideaux Date 7-3-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9321

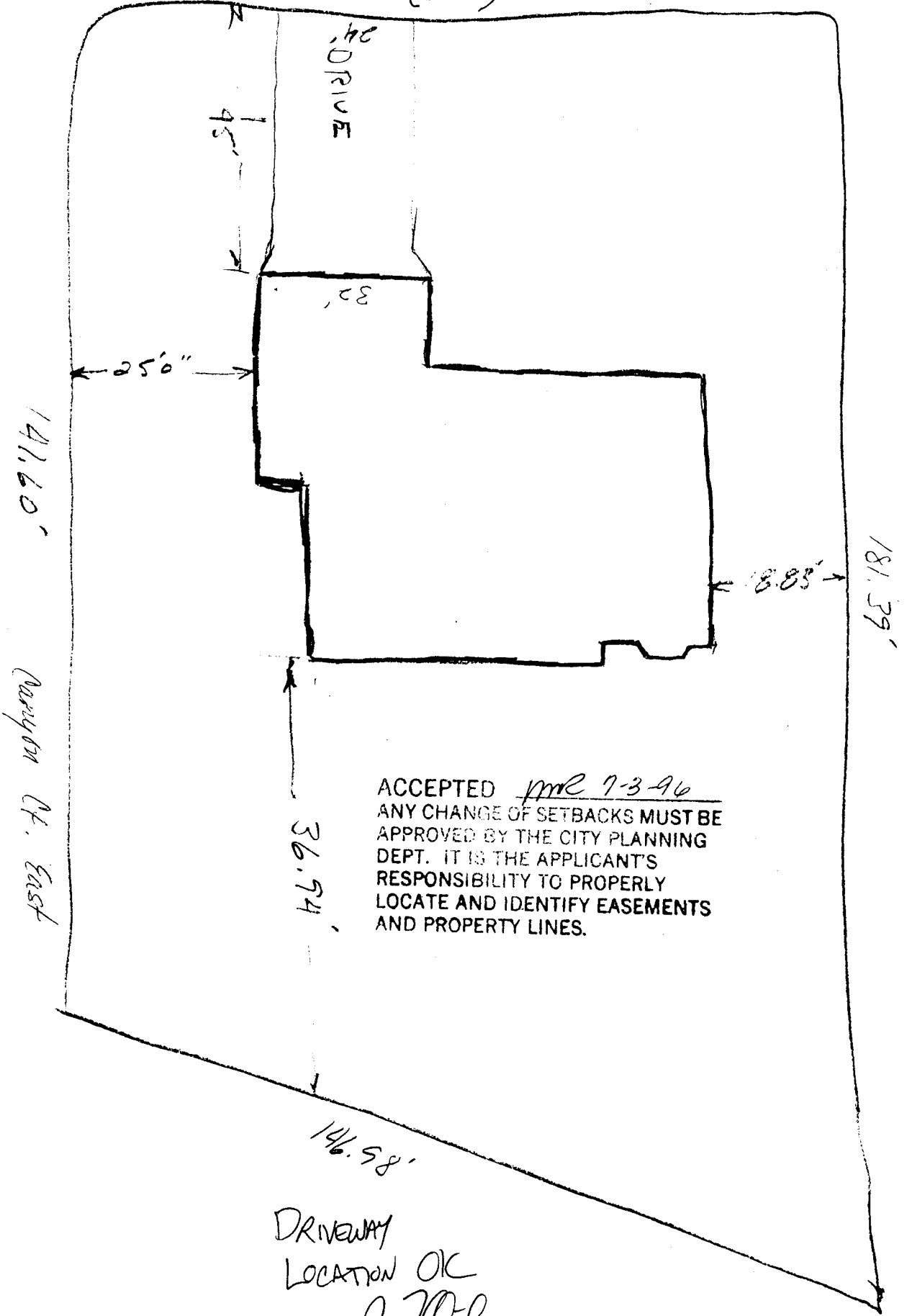
Utility Accounting Jacques [Signature] Date 7/3/96

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)

CANYON CT.
(364)

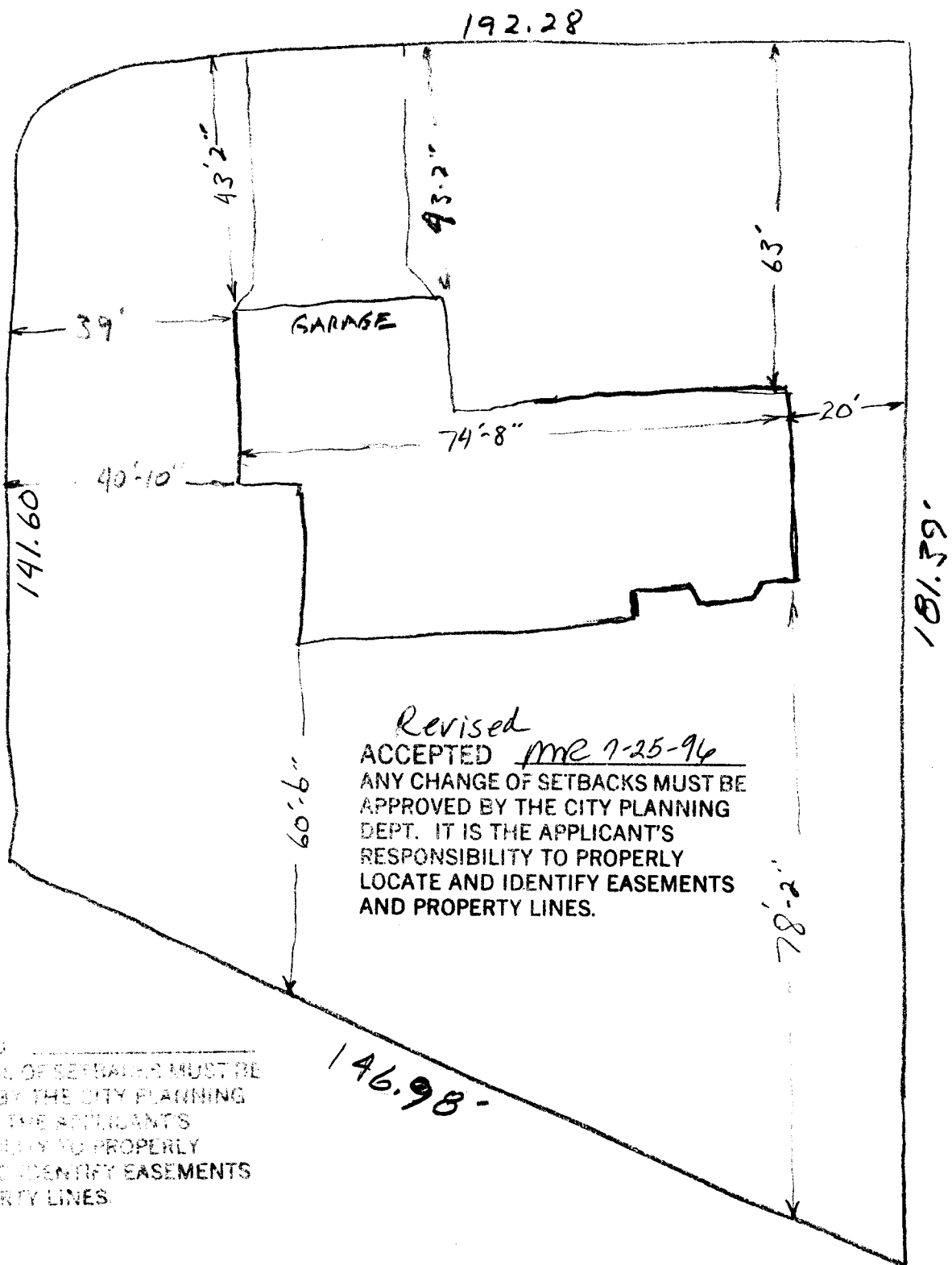
N



ACCEPTED Apr 7-3-96
 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.

DRIVEWAY
 LOCATION OK
J. White
 7-2-96

364 CANYON CT.



Revised
ACCEPTED ME 7-25-96
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.

ACCEPTED
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.

