

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 55636

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2171 Canyon View DR. TAX SCHEDULE NO. 2947-351-11-006

SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,450

FILING 2 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER CARL + Darlene DAVIS NO. OF DWELLING UNITS BEFORE: -0- AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 642 AVALON COURT

(1) TELEPHONE 970-434-1100 NO. OF BLDGS ON PARCEL BEFORE: -0- AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT CARL DAVIS USE OF EXISTING BLDGS N/A

(2) ADDRESS 642 AVALON COURT DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 970-434-1100 CONSTRUCTION OF New Single Family Residence

241-4000

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 _____
 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 ANNEX# _____

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 Carl A. Davis, Jr. Date April 2, 1996

Department Approval Ronnie Edwards Date 4-3-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9089

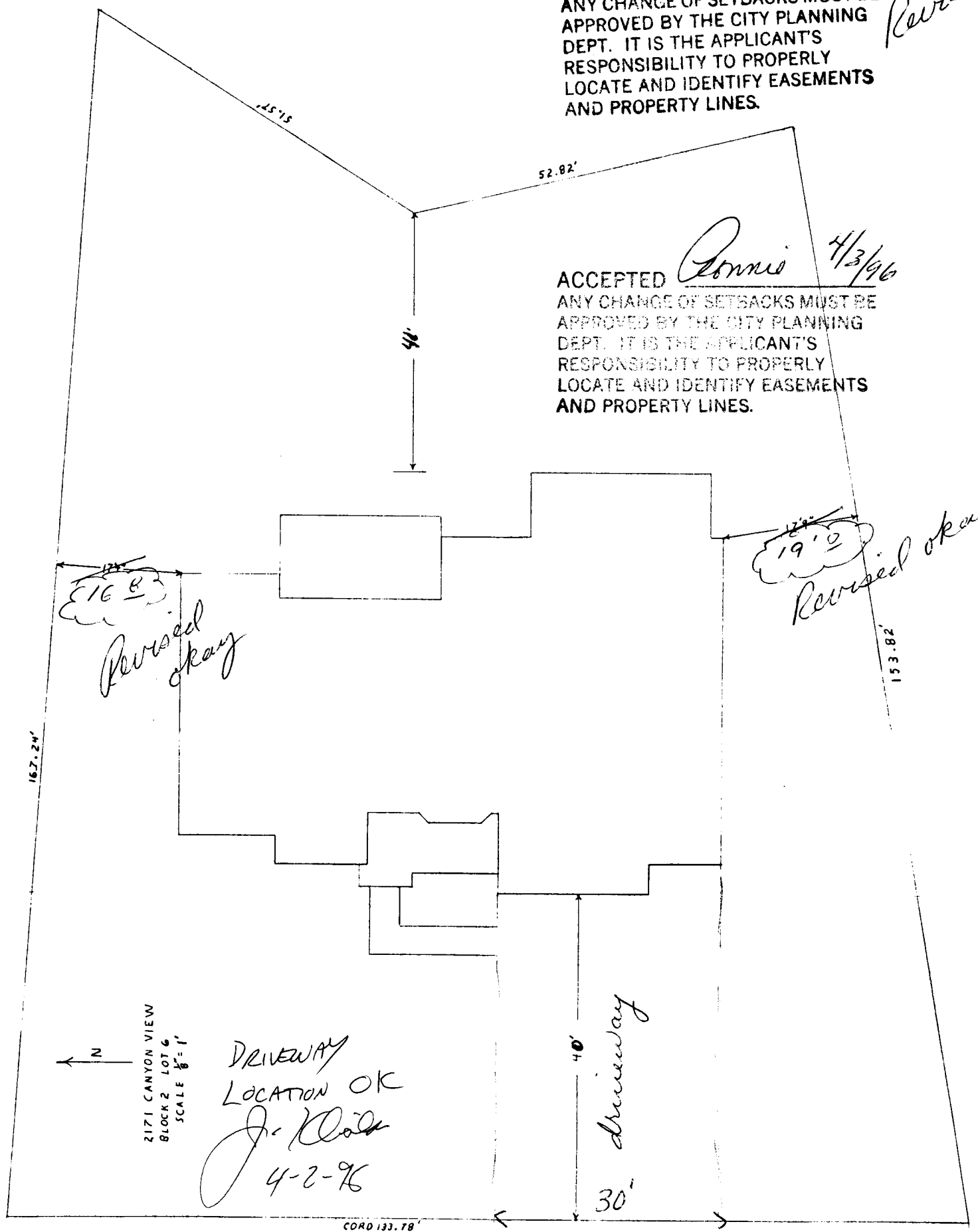
Utility Accounting [Signature] Date 4/3/96

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)

ACCEPTED *Ronnie* 4/16/96
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. *Revised*

ACCEPTED *Ronnie* 4/13/96
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.



2171 Canyon View Dr.
Front