

FEE \$ 10.00
TCP \$ -0-

BLDG PERMIT NO. 57078

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2175 Canyon View Dr. TAX SCHEDULE NO. 2947-351-11-005
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2700.-
 FILING 2 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER Larry Tolley NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 2175 Canyon View
 (1) TELEPHONE 257-9178 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Maver Const. USE OF EXISTING BLDGS -0-
 (2) ADDRESS 1873 L. Rd DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 858-9642 New Single Family Res.

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 Special Conditions _____
 Side 15' from PL Rear 25' from PL
 Maximum Height _____
 CENSUS TRACT 1401 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 Larry Tolley Date 8-7-96
 Department Approval Marcia Batidramy Date 8-8-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9405-S/F

Utility Accounting Melita Joubert Date 8-8-96

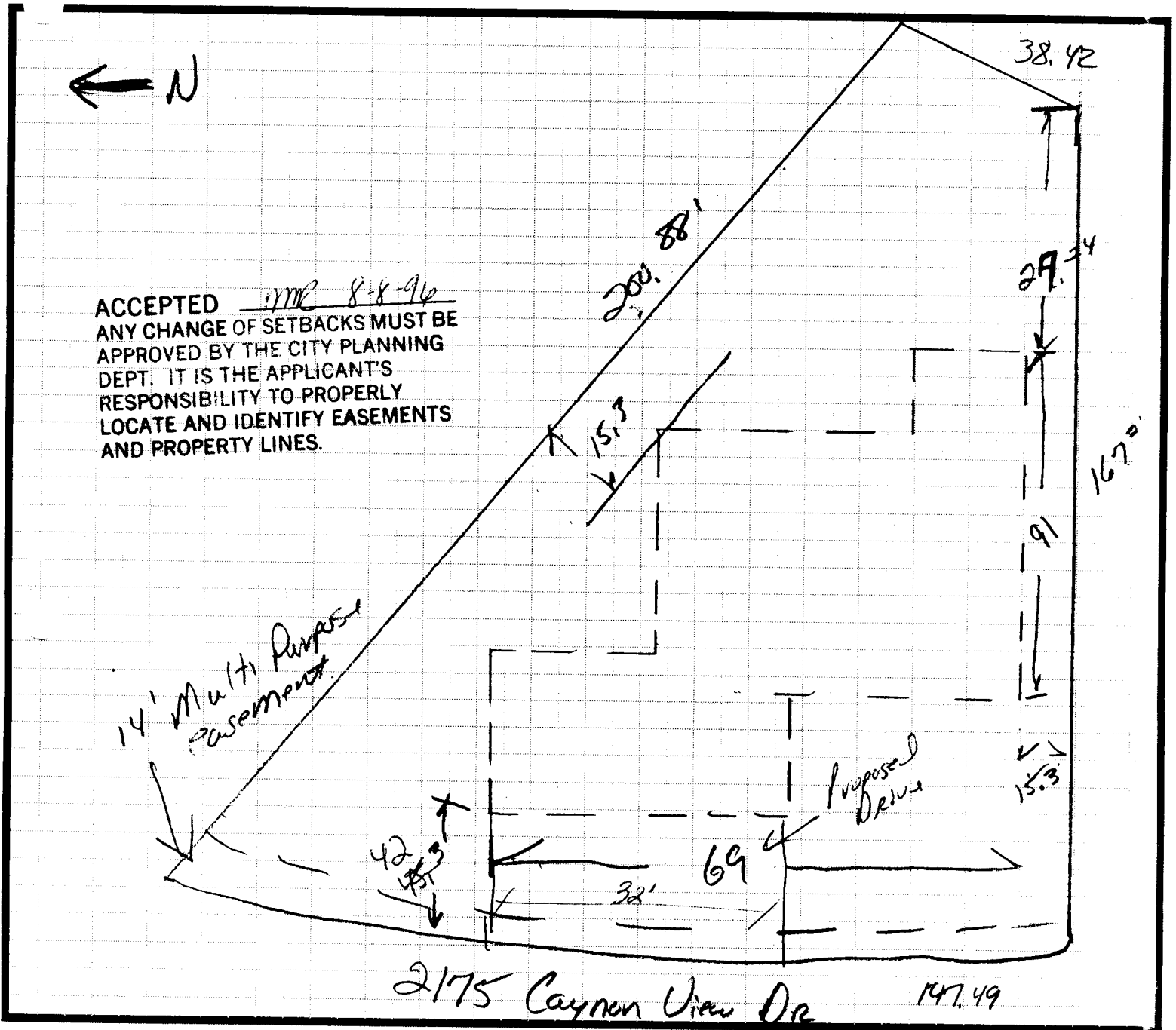
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.

9. An arrow indicating the direction NORTH.

ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.



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