

FEE \$	<u>10</u>
TCP \$	<u>-</u>

BLDG PERMIT NO. 55088

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

PC

5030-2310-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2188 canyon view</u>	TAX SCHEDULE NO. <u>2947-357-07-006</u>
SUBDIVISION <u>canyon view</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1857</u>
FILING <u>1</u> BLK <u>1</u> LOT <u>6</u>	SQ. FT. OF EXISTING BLDG(S) <u>-</u>
(1) OWNER <u>Larry Bennett</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>833 24 1/2 rd</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-0795</u>	USE OF EXISTING BLDGS <u>-</u>
(2) APPLICANT <u>same</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>new home - S/F</u>
(2) ADDRESS _____	
(2) TELEPHONE _____	

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 <u>PR-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>40'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>15'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height _____	CENS.T. <u>14</u> T.ZONE <u>64</u> 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 <u>[Signature]</u>	Date <u>2-16-96</u>
Department Approval <u>[Signature]</u>	Date <u>2-16-96</u>

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8957-S/F

Utility Accounting <u>[Signature]</u>	Date <u>2-16-96</u>
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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)

BENNETT CONSTRUCTION, INC.

833 24½ Road, Grand Jct., Colo. 81505, 241-0795

"Committed to Service"

LOT 6, BLK 1, FILING 2
2188 Canyon View
Canyon View Sub.
2947-351-07-006

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ACCEPTED *Ronnie* 2/14/96
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.

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Revised side yard setbacks okay - 2/23/96 PSC

