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BLDG PERMIT NO. 55087

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

PC

5030-2320-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	2190 canyon view	TAX SCHEDULE NO.	2947-351-07-005
SUBDIVISION	canyon view	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	1950
FILING	1 BLK 1 LOT 5	SQ. FT. OF EXISTING BLDG(S)	-
(1) OWNER	Jerry Bennett	NO. OF DWELLING UNITS BEFORE:	0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS	833 24 1/2 rd	NO. OF BLDGS ON PARCEL BEFORE:	0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE	241-0795	USE OF EXISTING BLDGS	-
(2) APPLICANT	same	DESCRIPTION OF WORK AND INTENDED USE:	
(2) ADDRESS			
(2) TELEPHONE			new home - S/F

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) or from center of ROW, whichever is greater	Parking Req'mt	
Side	15' from PL	Special Conditions	
Rear	25' from PL		
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	<u>Sand Wood</u>	Date	2-16-96
Department Approval	<u>Ronnie Edwards</u>	Date	2-16-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8958 S/F

Utility Accounting	<u>Mellie Fowler</u>	Date	2-16-96
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

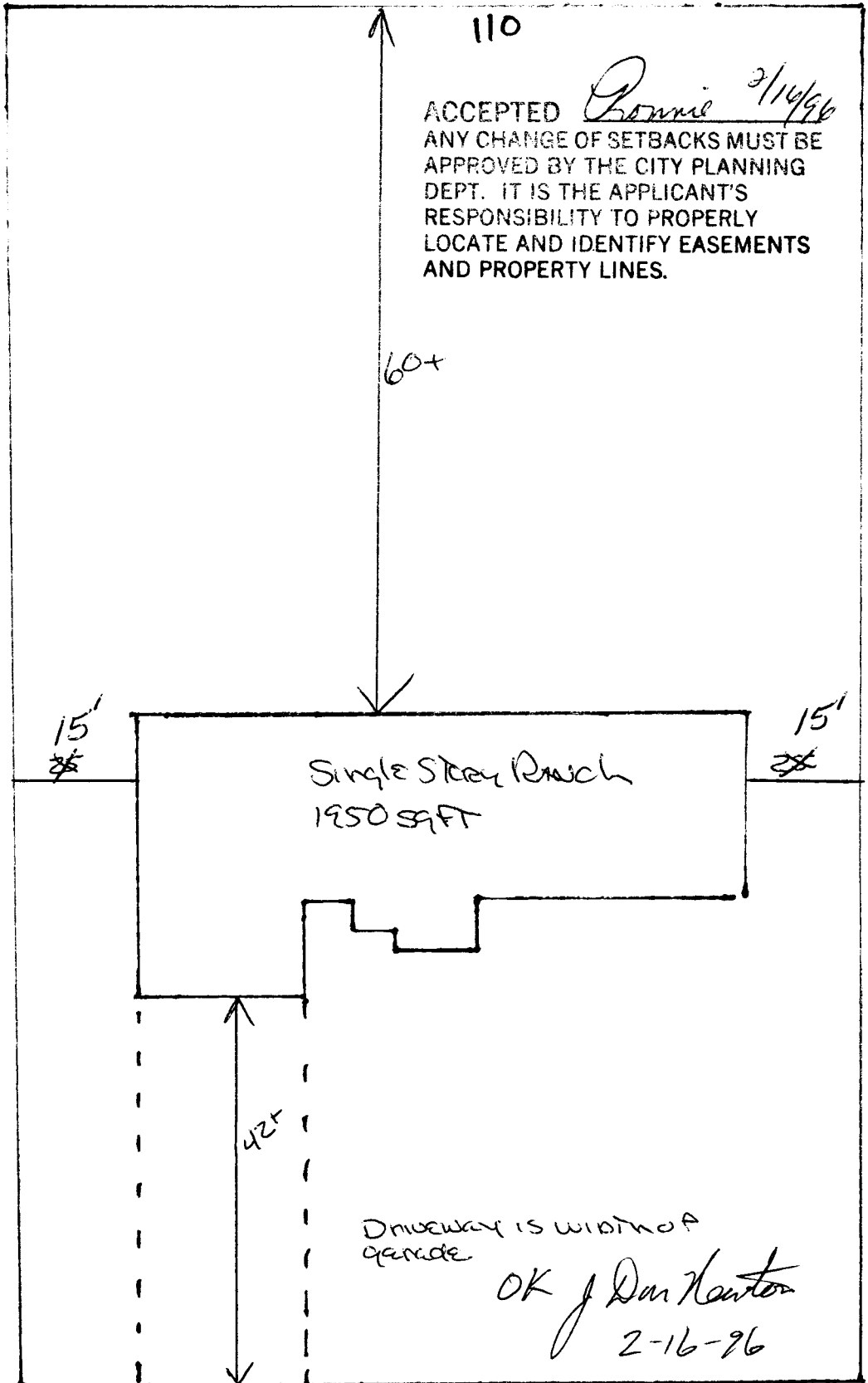
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

BENNETT CONSTRUCTION, INC.

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

"Committed to Service"

Lot 5, BIR1, Filing 1
2190 Canyon View
Canyon View SOB
2947-351-07-005



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