

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 58499

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2069 SNOW MESA LA. TAX SCHEDULE NO. 2947-271-12-009

SUBDIVISION SEASON'S SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING 4 BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER TONY + CATHY KORVAS NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2069 SNOW MESA LA. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 464-7802 USE OF EXISTING BLDGS Home

(2) APPLICANT Bill Knight DESCRIPTION OF WORK AND INTENDED USE: 10x13 PATIO COVER

(2) ADDRESS 2069 SNOW MESA LA.

(2) TELEPHONE 464-7802

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 4.4 Maximum coverage of lot by structures —

SETBACKS: Front — from property line (PL) Parking Req'mt —
 or — from center of ROW, whichever is greater
 Side per bldg. envelopes from PL Real — from PL Special Conditions —

Maximum Height — CENSUS TRACT 1401 TRAFFIC ZONE 65

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 Bill Knight Date 12-6-96

Department Approval Donnie Edwards Date 12-6-96

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

Utility Accounting Judy Meyer Date 12/6/96

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)

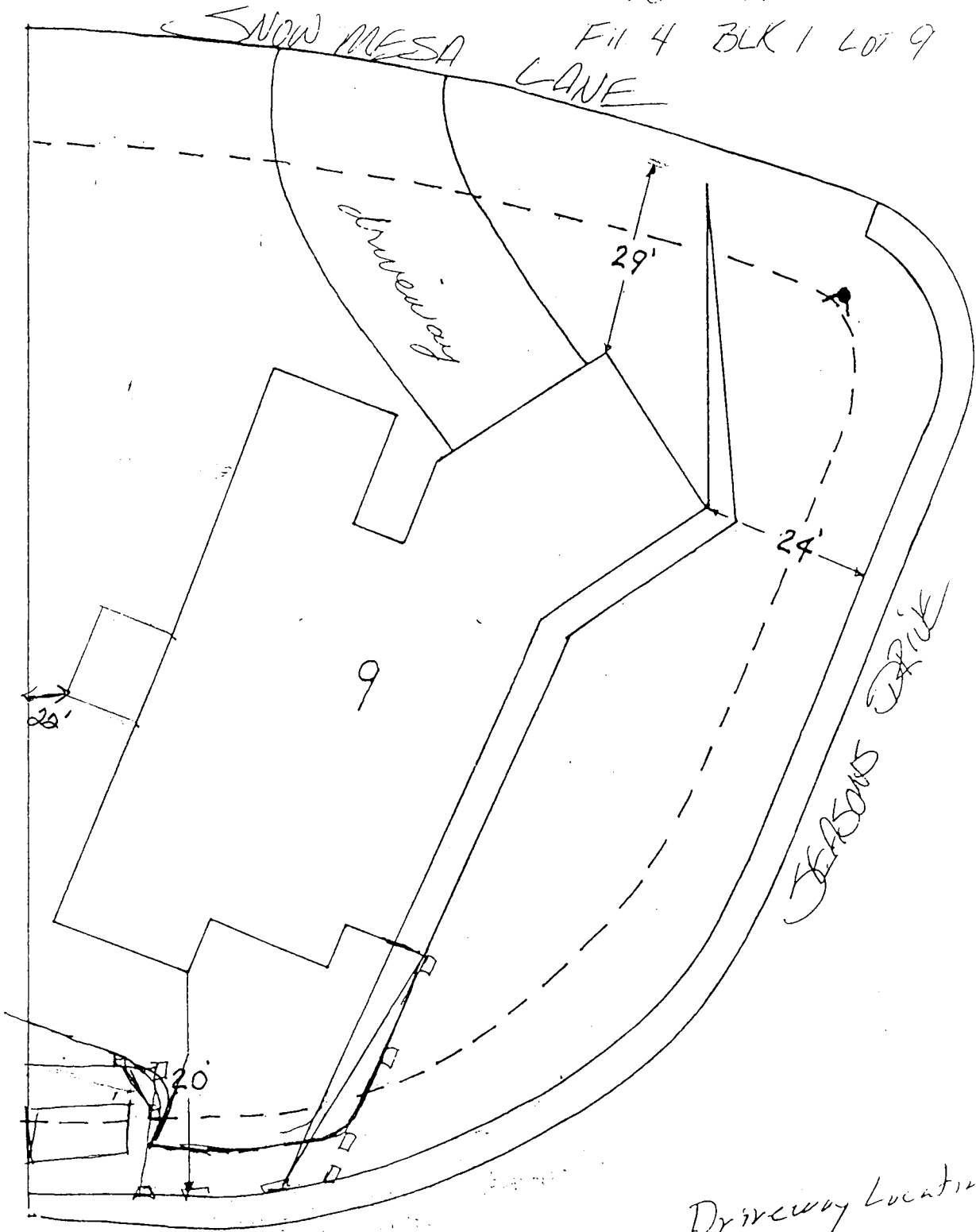
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

Ronnie Edwards 12/16/96

2069 SNOW MESA LANE
SEASONS (R) TIARA RADC

TAX ID # 2947-271-12-009

File 4 BLK 1 LOT 9



Driveway Location OK.
A Don Hewitt
2-26-96