

FEE \$	1000
TCP \$	—

BLDG PERMIT NO. 56551

\$292.00

School Impact Fee

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

Sch. Imp.

5030-3745-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 21455 Canyon View Dr. TAX SCHEDULE NO. 2947-351-13-001

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1845 main level prox unfinished 1645 basement pick 582 Finished Basement

FILING 3 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Bernard K. Jones II NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2999 Village Ct.

(1) TELEPHONE H 943-4692 B 943-0843 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Bernard K. Jones II USE OF EXISTING BLDGS None

(2) ADDRESS 2999 Village Ct. DESCRIPTION OF WORK AND INTENDED USE: —

(2) TELEPHONE H 943-4692 B 943-0843 new S/F residence

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 20' 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 _____
(30' on S. Camp Road side)

Maximum Height _____ CENSUS TRACT 14 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 Bernard K. Jones II Date 6-20-96

Department Approval Glennie Edwards Date 6-24-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9293-S/R

Utility Accounting Miller Fowler Date 6-24-96

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)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions. [X]
2. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED STRUCTURE. [X]
3. The DISTANCE from the proposed structure to the front, rear and side property lines. [X]
4. All EASEMENTS or RIGHTS-OF-WAY on the property. [X]
5. All other STRUCTURES on the property. [X]
6. All STREETS adjacent to the property and street names. [X]
7. All existing and proposed DRIVEWAYS. [X]
8. An arrow indicating NORTH. [X]
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. []

ACCEPTED *Ronnie 6/24/96*
 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.

S. Canyon View Dr. → ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT. ← S. Canyon View Dr.

