

FEE \$ 10⁰⁰
~~292⁰⁰~~

BLDG PERMIT NO. 57423

Sch. Imp →
CP # 0

Sch. Imp

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2146 S. Canyon View TAX SCHEDULE NO. 7947-351-13-001
SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2240
FILING 3 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER BENNETT Construction NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 2 THIS CONSTRUCTION
(1) ADDRESS 833 24 1/2 Road
(1) TELEPHONE 241-0795 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 2 THIS CONSTRUCTION
(2) APPLICANT LARRY BENNETT USE OF EXISTING BLDGS _____
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ New Single Family

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 30' 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 _____
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 _____ Date 9-5-96
Department Approval Debra J. Costello Date 9/6/96

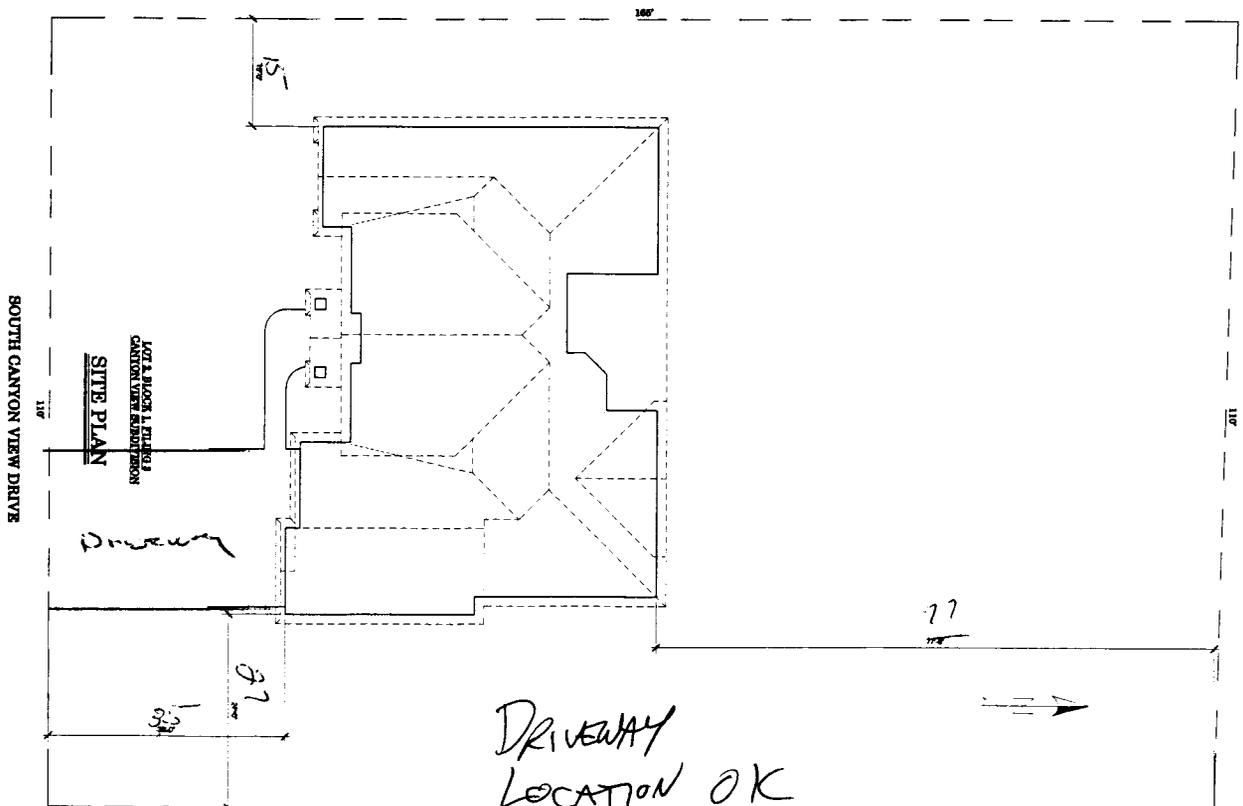
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9488

Utility Accounting Millie Fowler Date 9-6-96

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 *SJC 9/16/96*
 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.



DRIVEWAY LOCATION OK

J. Miles
9-5-96

2446 CAN VW

SITE

DATE: 9-5-96
 SCALE: AS SHOWN
 DRAWN BY: J. Miles
 CHECKED BY: [Signature]
 PROJECT: 2446 SOUTH CANYON VIEW DRIVE
 SUBDIVISION: CANYON VIEW SUBDIVISION

**2446 SOUTH CANYON VIEW DRIVE
 GRAND JUNCTION, COLORADO**

BENNETT CONSTRUCTION
 Larry Bennett
 820 24 1/2 POND
 GRAND JUNCTION, CO 81505
 970 241-0795
 Mobile Page 7446-0177

2446 CAN VW