

FEE \$ 1000
TCP \$ 0

BLDG PERMIT NO. 56391

lot impact Fee- 292.00 **PLANNING CLEARANCE**

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

Sub. Imp

5030-3770-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2155 S 0th CANYON VIEW TAX SCHEDULE NO. 2947 351 13001

SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000

FILING 3 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER SCOTT CALVIN NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 611 JASON LN.

(1) TELEPHONE 4346889 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS _____

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(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 35' from property line (PL)
or _____ from center of ROW, whichever is greater
Parking Req'mt _____

Side 15' from PL Rear 25' from PL
Special Conditions _____

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 Scott Calvin Date 6-3-96

Department Approval Marcia Rabideaux Date 6-5-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9259 - S/F

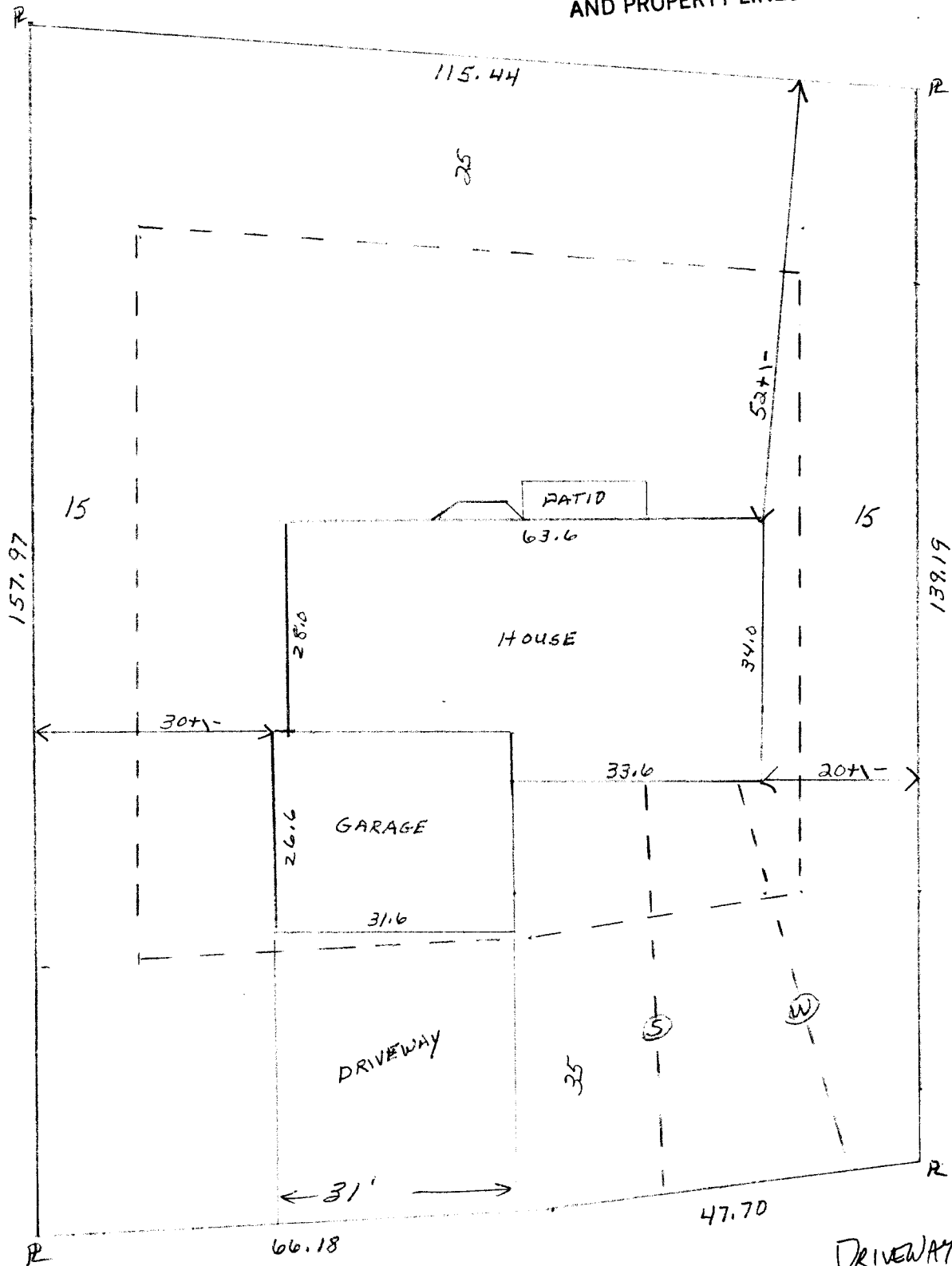
Utility Accounting Miller Fowler Date 6-10-96

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)

LOT 0.40 ACRES
 HOUSE 2000 SQ. FT.
 GARAGE 835 SQ. FT.

ACCEPTED ME 6-5-96
 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.



2155 SOUTH CANYON DR.
 Lot 6 Blk 2

DRIVEWAY
 LOCATION OK
J. K. [Signature]
 6-3-96