

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 56701

School Impact \$292⁰⁰

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

Sch Imp.

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2156 SOUTH CANYON VIEW TAX SCHEDULE NO. 2947-351-13-001
 SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000
 FILING 3 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER SKELTON CONSTRUCTION NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION
 (1) ADDRESS 706 IVY PLACE
 (1) TELEPHONE 245 9005 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SKELTON CONSTRUCTION USE OF EXISTING BLDGS _____
 (2) ADDRESS 706 IVY PLACE DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 245 9005 NEW 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 35' 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 _____
 CENS.T. 14 T.ZONE 609 ANN# _____

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 [Signature] Date 7/8/96

Department Approval Ronnie Edwards Date 7/8/96

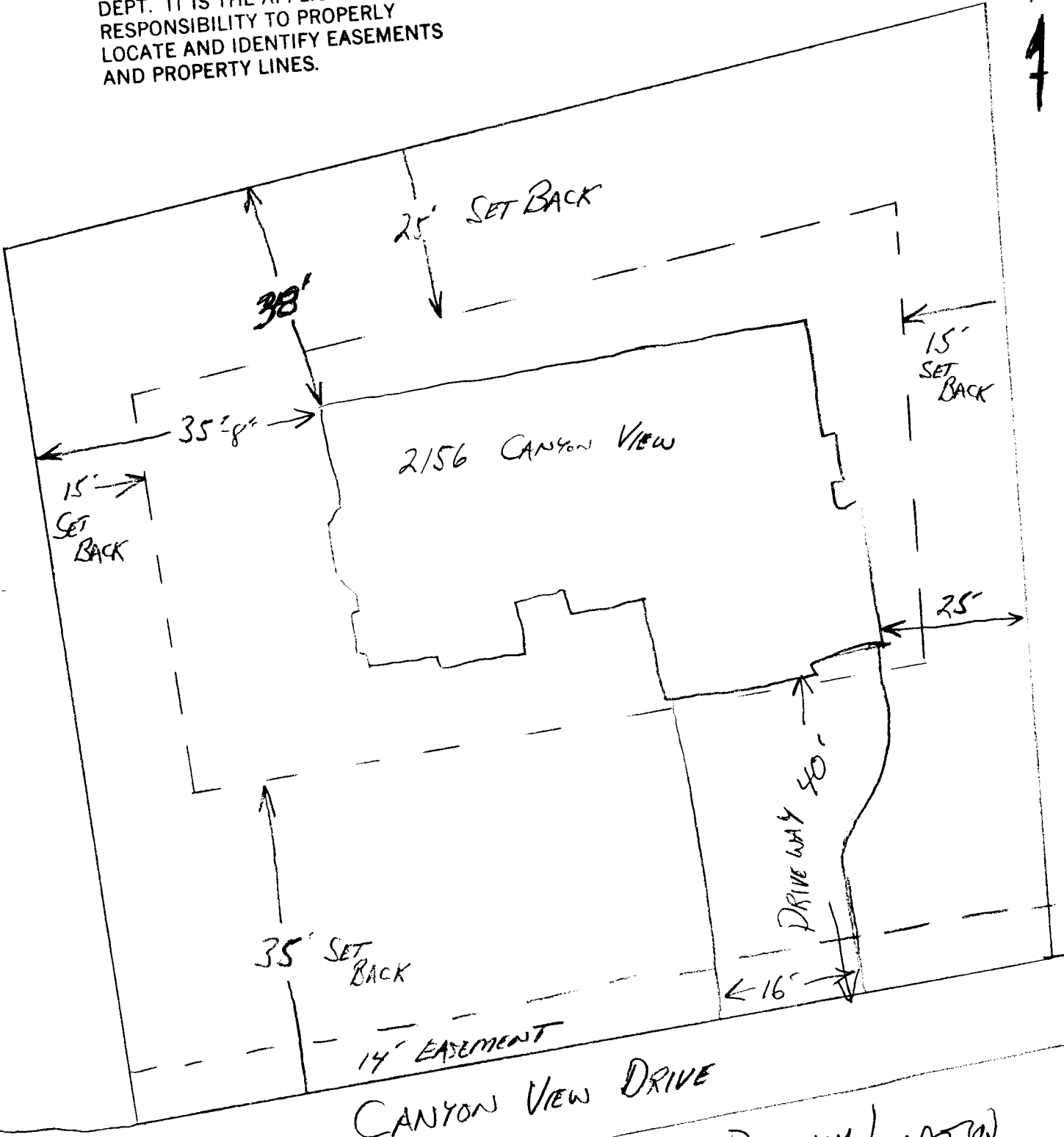
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9331

Utility Accounting [Signature] Date 7-8-96

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 *Ronnie 7/8/96*
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. Cole 7-22-96*