

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 56831

PLANNING CLEARANCE

School Impact Fee (Single Family Residential and Accessory Structures)
 \$292⁰⁰ Grand Junction Community Development Department

Submittal

THIS SECTION TO BE COMPLETED BY APPLICANT

(13-001)

BLDG ADDRESS 2158 S. CANYON VIEW DR. G.J. 81503 TAX SCHEDULE NO. 2947-351-008

SUBDIVISION CANYON VIEW, SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2043

FILING 3 BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER MARK & NANCY HALSHIA NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2201 N. 17TH ST S.J. 81501

(1) TELEPHONE 245-0438 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

250-0292 (2) APPLICANT BOB WITHERS

USE OF EXISTING BLDGS SINGLE FAMILY RES.

(2) ADDRESS 2682 DEL MAR DRIVE G.J. 81506 DESCRIPTION OF WORK AND INTENDED USE: 3 BEDROOM

(2) TELEPHONE 242-8233 HOME WITH ATTACHED 3 CAR GARAGE

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 _____ CENS.T. 14 T.ZONE 64 ANNEX# _____

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 Bob Withers Date 17 JULY 96

Department Approval Ronnie Edwards Date 7/17/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9351

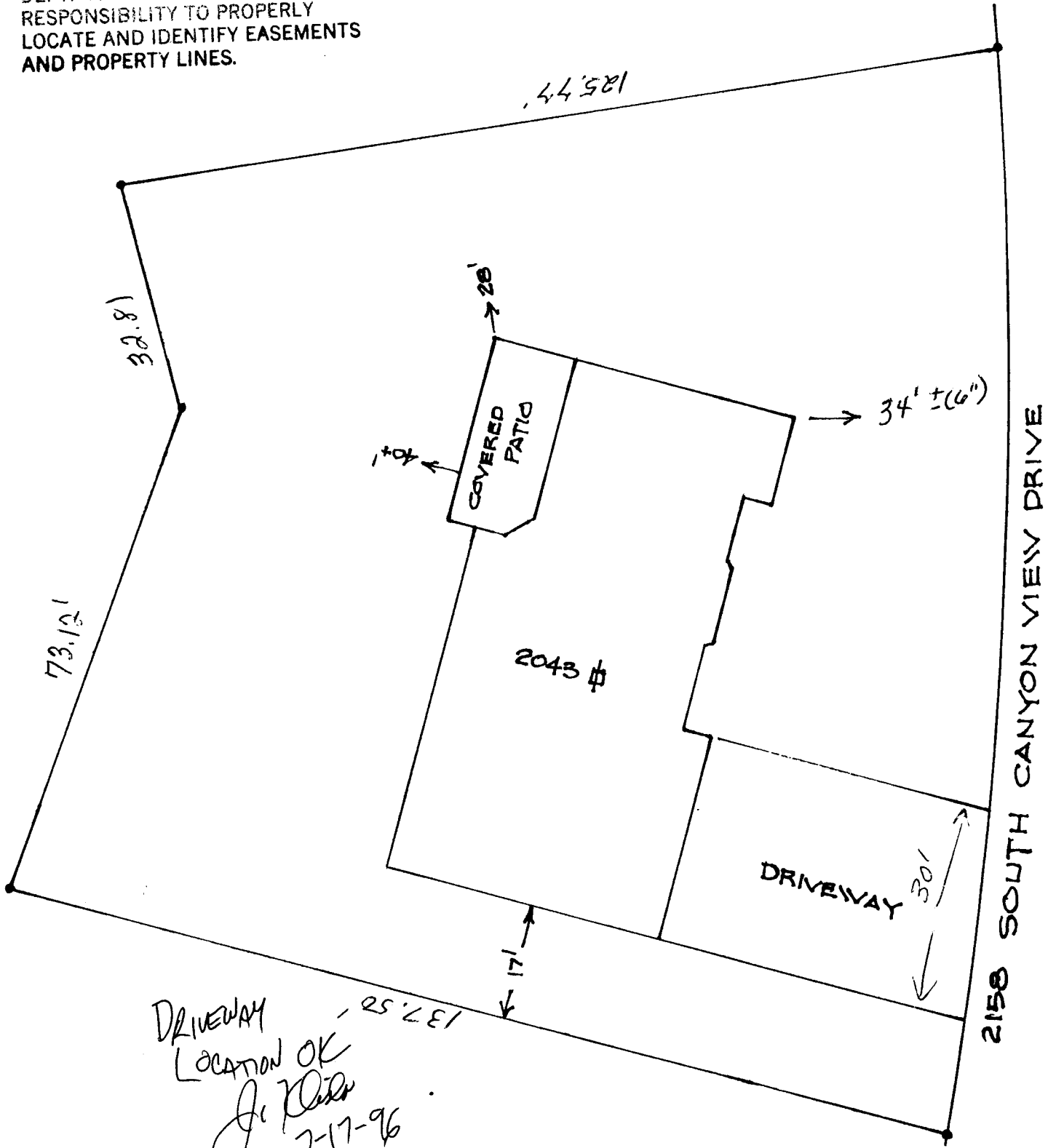
Utility Accounting Jeany Shupe Date 7/17/96

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)

CANYON VIEW
FILING 3, BLK 1, LOT 8

ACCEPTED *Ronnie 7/17/96*
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
Jo K... 7-17-96