

FEE \$ 10⁰⁰
TCP \$ 292⁰⁰

BLDG PERMIT NO. 59034

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 342 Redcliff ~~St.~~ ^{St.} TAX SCHEDULE NO. 294735114004
SUBDIVISION CAYON view SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1801
FILING 4 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER CALVIN Builders LLC NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 1879 Deer Park Cir. S. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Mark Calvin USE OF EXISTING BLDGS New Res.
(2) ADDRESS 1879 Deer Park Cir. S. DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 256-0890 New Residential

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 40' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater Special Conditions _____
Side 15' from PL Rear 30' from PL
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).

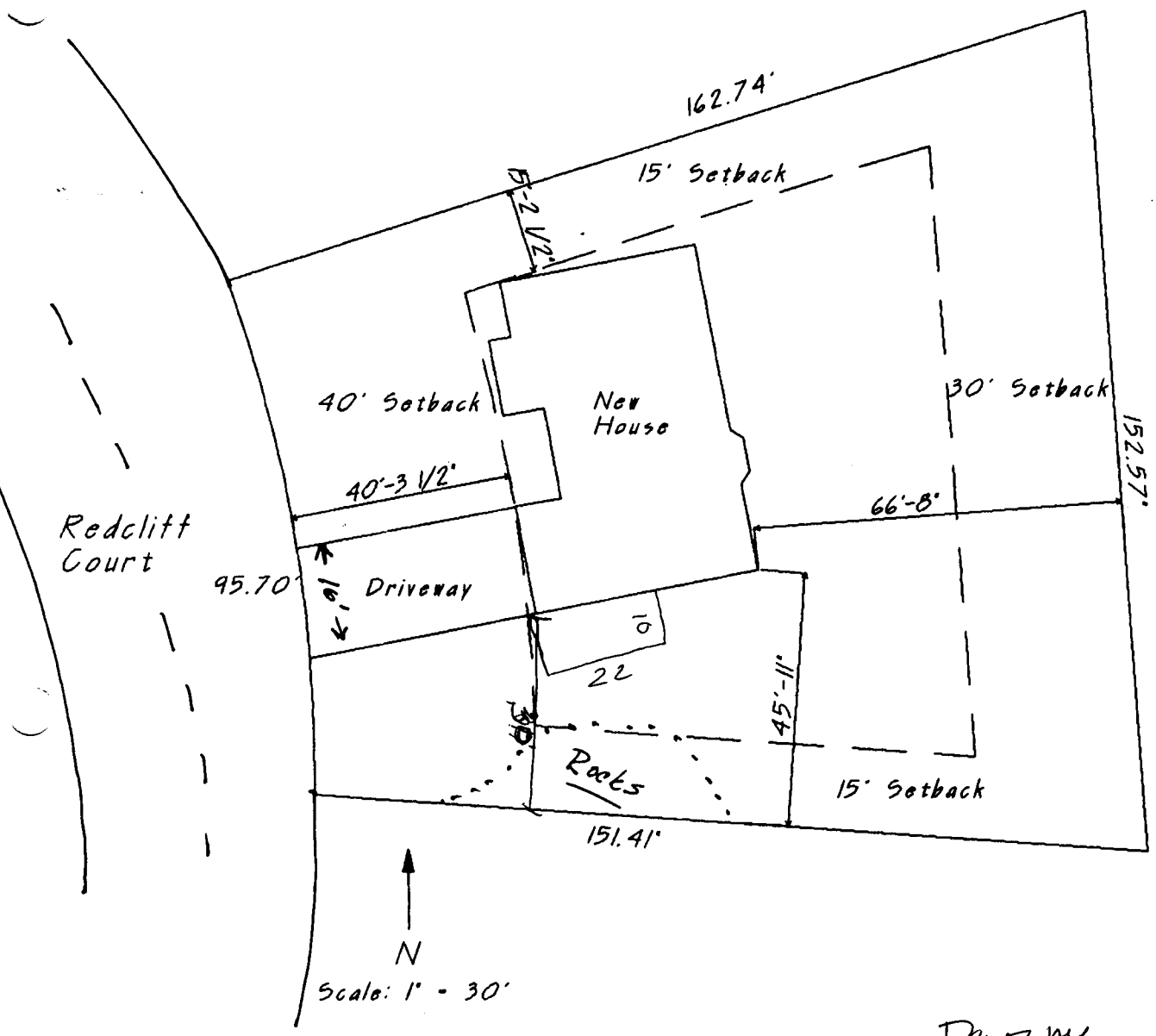
Applicant Signature [Signature] Date 2-6-97
Department Approval [Signature] Date 2/13/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9884

Utility Accounting [Signature] Date 2-13-97

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)



N
Scale: 1" = 30'

DRIVEWAY
LOCATION OK

Lot 4, Block 2
2-6-97

Canyon View Subdivision

ACCEPTED SL 2/13/97
 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.