

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 61514

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

BLDG ADDRESS 338 Sienna TAX SCHEDULE NO. 2947-351-19-019

SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2600

FILING 5 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Marty DANA NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Claford Bl

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

(2) APPLICANT Fred Bishop USE OF EXISTING BLDGS _____

(2) ADDRESS 375 S Camp Rd DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 243-2468 new home

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 _____

CENSUS 1401 TRAFFIC 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 [Signature] Date 8/17/97

Department Approval Ronnie Edwards Date 8/22/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10500

Utility Accounting [Signature] Date 8-22-97

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)

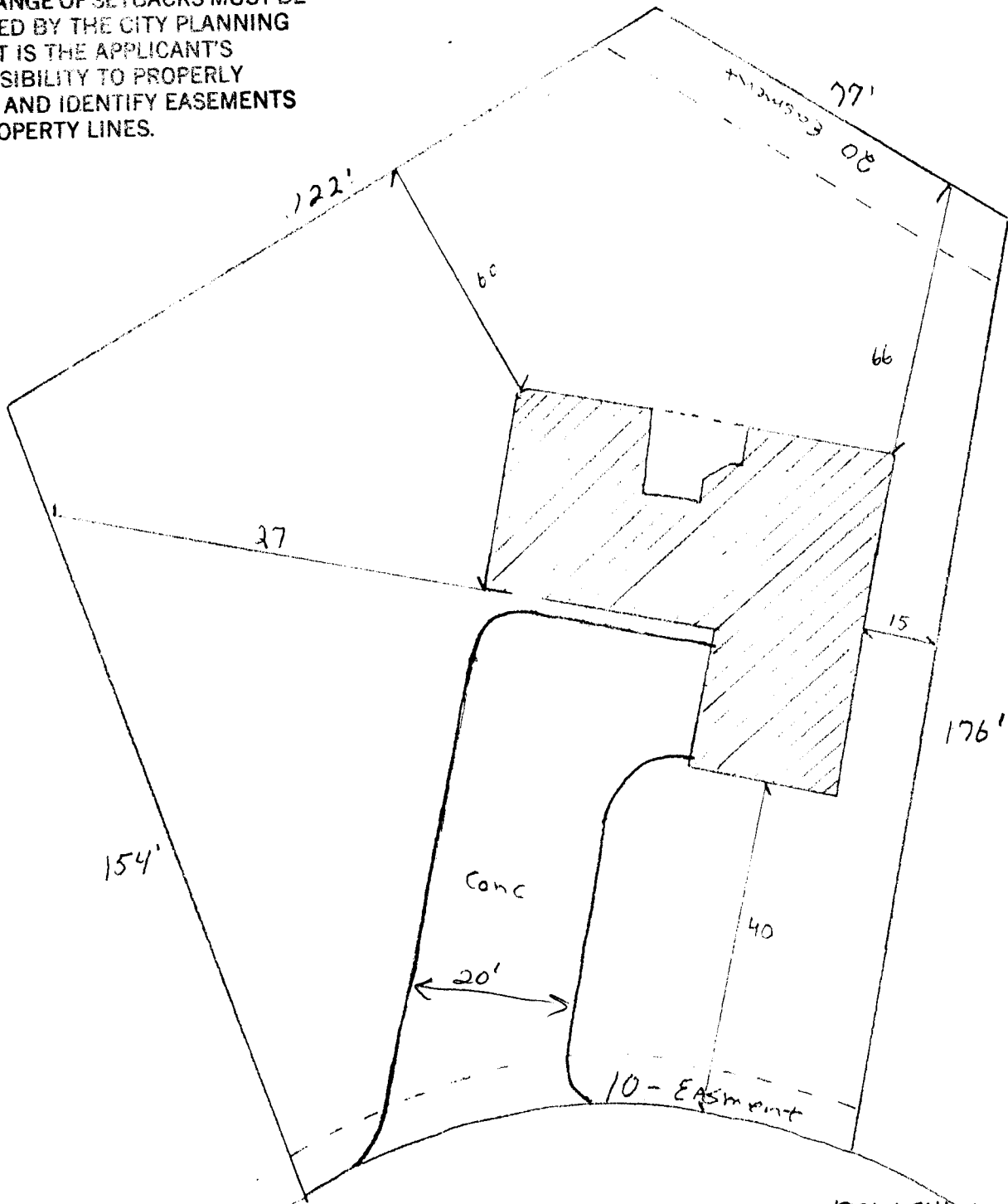
338 Sienna Ct

Lot - 5

Block - 2

Filling - 5

ACCEPTED *Gormie 8/22/97*
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.



338 Sienna Ct

DRIVEWAY LOCATION
OK.

Al Ashbeck 8/8/97