

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. U1730

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 342 Sienna Ct. TAX SCHEDULE NO. 2947-351-19-017
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2865
 FILING 5 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) ~~3000~~ NA
 (1) OWNER Dave Maves NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1813 L. Rd
 (1) TELEPHONE 858-9642 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS ~~Single Family Res~~
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ Single Family Res

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

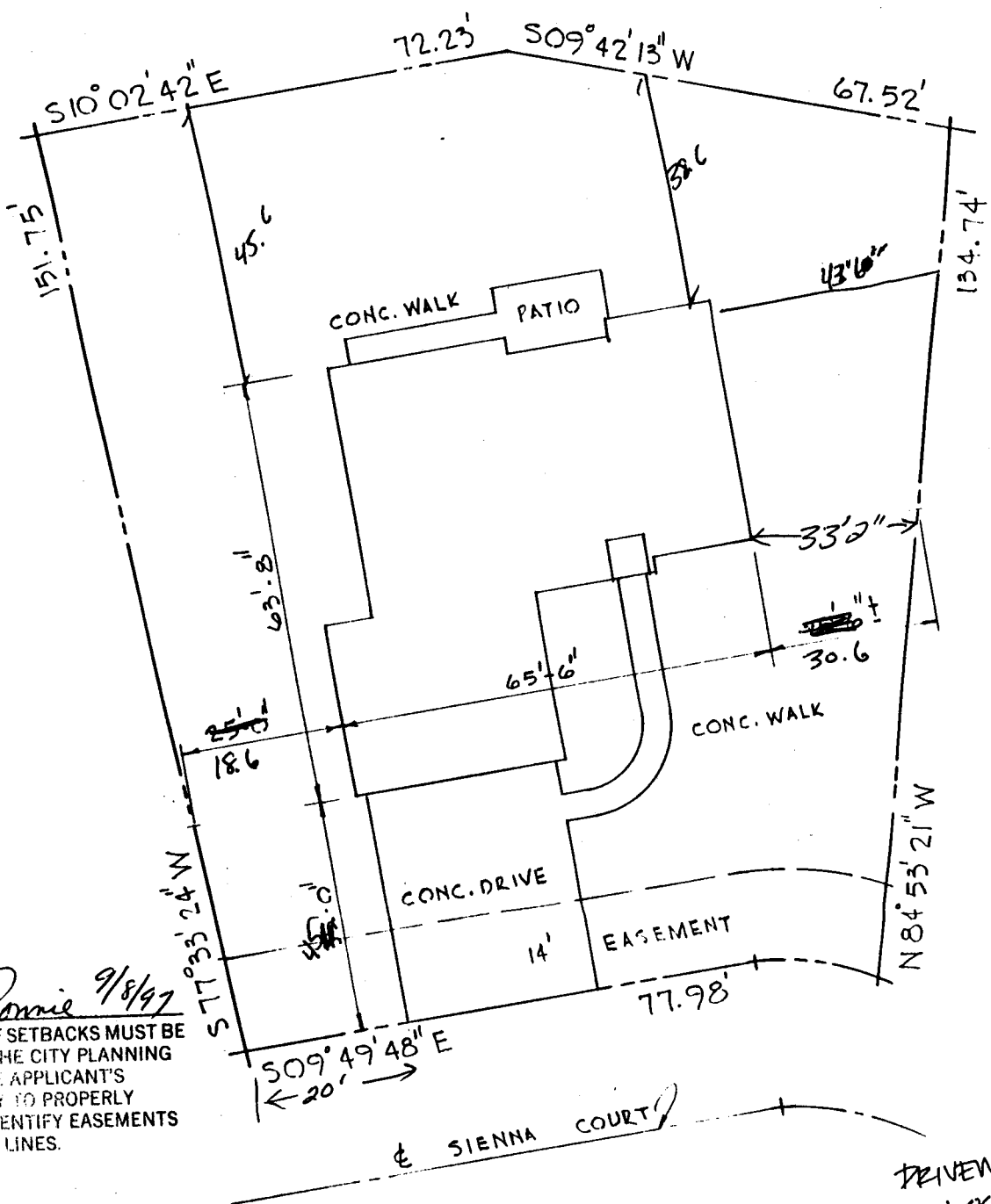
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Dave Maves Date 8-28-97
 Department Approval Connie Edwards Date 8-8-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10528
 Utility Accounting J. Williams Date 8-8-97

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)



ACCEPTED *Ronnie* 9/8/97
 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.



PLOT PLAN
 SCALE: 1" = 20'-0"

DRIVEWAY LOCATION O.K.
De Ashbeck
 8/28/97

LEGAL DESCRIPTION
 LOT 3 BLOCK TWO
 CANYON-VIEW
 MESA COUNTY, COLORADO
 # 2947-351-19-017

RESIDENCE FOR:			
MR. & MRS. GARY NEIMAN			
GRAND JUNCTION		COLORADO	
PLOT PLAN			DWG. NO.
			1
JOB NO.: R-239	DRAWN BY: T.C.	DATE: 8-16-97	OF 1