

FEE \$	10
TCP \$	0
SIF \$	292-



BLDG PERMIT NO. 1041023

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

(new tax #s for individual lots coming)

Call when ready 261-2222

BLDG ADDRESS 353 Granite Falls way TAX SCHEDULE NO. 2947-352-19-033

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2270

FILING 6 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0

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

(1) ADDRESS 371 Lime Kiln NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-2734 USE OF EXISTING BLDGS Res

(2) APPLICANT DAVID BAGA DESCRIPTION OF WORK AND INTENDED USE: New Res

(2) ADDRESS /

(2) TELEPHONE /

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 25' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater

Side 15' from PL Rear 20' 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 4-1-98

Department Approval [Signature] Date 4-1-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11120

Utility Accounting [Signature] Date 4/2/98

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 *Gennie 4/1/98*
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.

OUTLOT A

SEAVY BIR

$N 89^{\circ} 38' 05'' W$ 165.00
 $N 00^{\circ} 51' 50'' E$ 83.88

IRIGATION & DRAINAGE
EASEMENT

$S 88^{\circ} 41' 47'' W$ 149.87

