

FEE \$	10 ⁰⁰
TCP \$	0
SIE \$	292 ⁰⁰



BLDG PERMIT NO. 00985

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 339 Sienna Ct TAX SCHEDULE NO. 2947-352-19-027
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3323
 FILING 5 BLK B 2 LOT 13 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER James Emmons NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 1623 G.J. 81502
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-256-0942
 (2) APPLICANT _____ USE OF EXISTING BLDGS _____
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE _____ 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 30' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 401 TRAFFIC 004 ANN# _____

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 James Emmons Date 9-14-98
 Department Approval [Signature] Date 9-21-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11607

Utility Accounting [Signature] Date 9/21/98

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)

DRAWN BY TIM CRONK
AVALON CONTRACTING

PROJECT
Emmo
1st Fl.
SCALE
as sh

Canyon View Subdivision

*Blue OK
Tuck Brown
9-18-98*

Sienna Ct.

EMMONS RESIDENCE
321 QUAIL DRIVE
2947-352-19-027
PLOT PLAN
MARCH 21, 1998
SCALE: 1"=40'

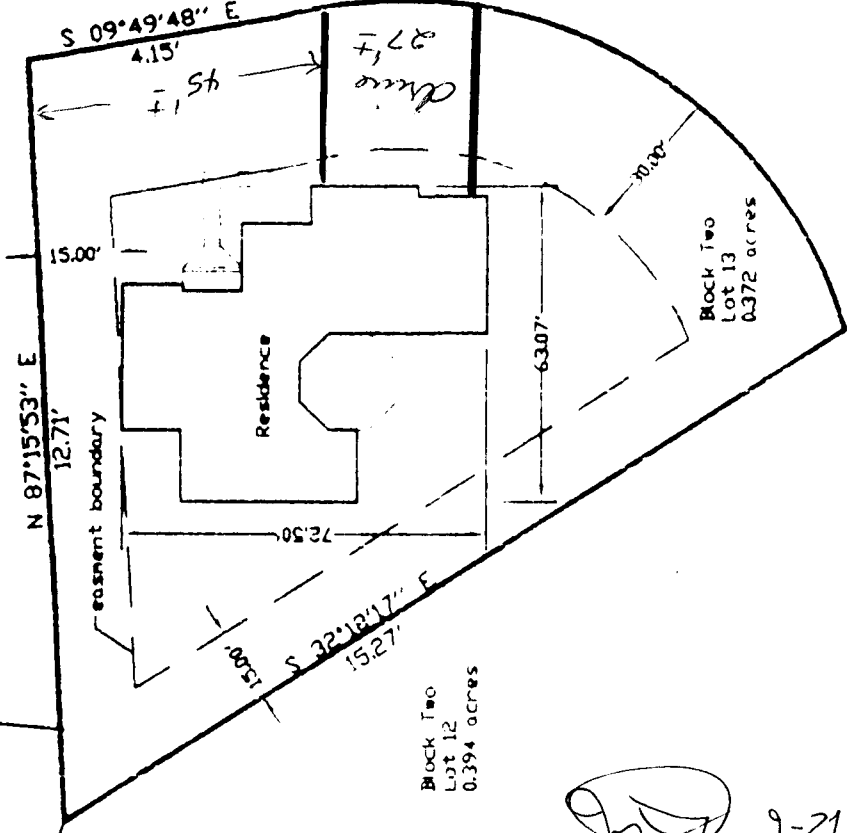


Block Two
Lot 14
0.399 acres

Block Two
Lot 15
0.400 acres

Block Two
Lot 12
0.394 acres

Block Two
Lot 13
0.372 acres



ACCEPTED
ANY CHANGE OF RECORDS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE ARCHITECT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

JAD 9-21-98