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BLDG PERMIT NO. 69305

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 365 Canyonet TAX SCHEDULE NO. 2947-351-08-019

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400

FILING 1 BLK 2 LOT 19 SQ. FT. OF EXISTING BLDG(S) n/a

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

(1) ADDRESS 360 Grand Ave #3

(1) TELEPHONE 243-1985 NO. OF BLDGS ON PARCEL BEFORE: — AFTER: n/a THIS CONSTRUCTION

(2) APPLICANT Advanced Construction USE OF EXISTING BLDGS Na

(2) ADDRESS 360 Grand Ave #3 DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) TELEPHONE 250-8311 418 3000 243-4347808 New Construction

**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 40' from property line (PL) garage / 20' other street 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 Chris Willin Date 3-16-99

Department Approval Donnie Edwards Date 3-23-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12051

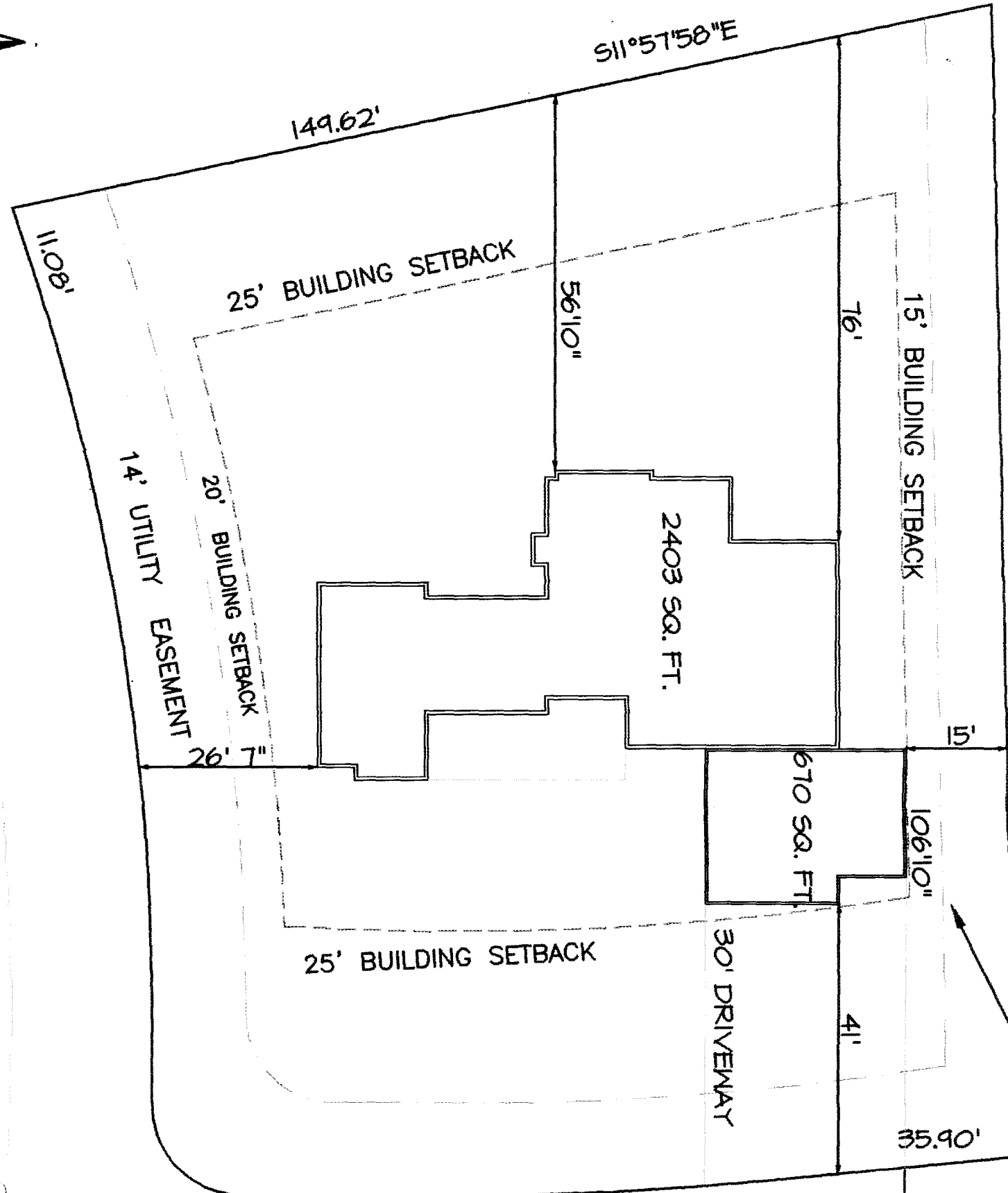
Utility Accounting K Duncan Date 3/24/99

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)



CANYON COURT WEST



S11°57'58"E

25' BUILDING SETBACK

15' BUILDING SETBACK

14' UTILITY EASEMENT

20' BUILDING SETBACK

2403 SQ. FT.

670 SQ. FT.

30' DRIVEWAY

25' BUILDING SETBACK

365 CANYON COURT

(Front)

Done Ok  
Rick Davis  
3-17-99

ACCEPTED  
 [Signature]  
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