

FEES \$ 10.00

T.C.P - 0 -

BLDG PERMIT NO. 51302

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

## THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2191 Canyon View Dr TAX SCHEDULE NO. 2947-351-00-038  
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2060  
 FILING \_\_\_\_\_ BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER DAVID BAGG NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 644 Broken Spoke  
 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) TELEPHONE 241-2734  
 (2) APPLICANT Sue USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: Res  
 (2) TELEPHONE \_\_\_\_\_

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

## THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 30' from property line (PL) or \_\_\_\_\_ Parking Req'mt 2  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL Rear 30' from PL Special Conditions ACCD approval  
 \_\_\_\_\_ required  
 Maximum Height \_\_\_\_\_ CENSUS TRACT 14 TRAFFIC ZONE late

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).

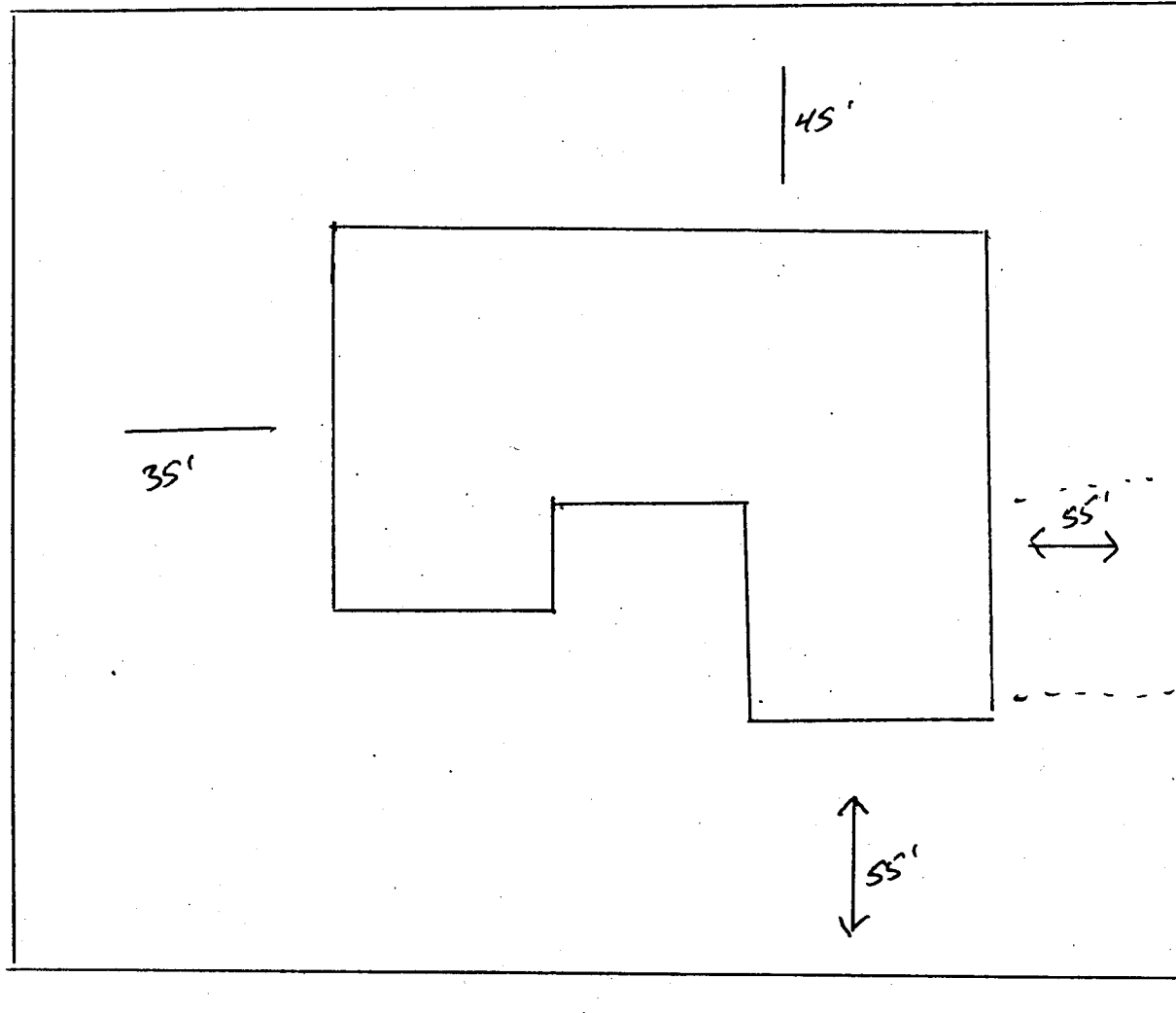
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include, but not necessarily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

Applicant Signature [Signature] Date Feb 23, 95  
 Department Approval [Signature] Date 2-23-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8136 - S/F  
 Utility Accounting Millie Fowler Date 2-23-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



2191

Canyon View Dr.

ACCEPTED MR. 2-23-95  
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.