

FEE \$ 500

BLDG PERMIT NO. 49798

PLANNING CLEARANCE

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

(New Sub.)

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2193 Canyon Ct. SW TAX SCHEDULE NO. 2947-351-00-038
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2500
 FILING BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER DONALD CURRY NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 253 Broadway 81503 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 256-9740 USE OF EXISTING BLDGS —
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: new residence
 (2) ADDRESS "
 (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-2 Maximum coverage of lot by structures —
 SETBACKS: Front 30' from property line (PL) or — from center of ROW, whichever is greater Parking Req'mt —
 Side 15' from PL Rear 30' from PL Special Conditions minimum setback from top of wash is 50'
 Maximum Height — CENSUS TRACT 14 TRAFFIC ZONE 66

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 —
 Department Approval [Signature] Date 9-9-47

Additional water and/or sewer tap fee(s) are required: YES X NO — W/O No. 7828
 Utility Accounting [Signature] Date 9-9-94

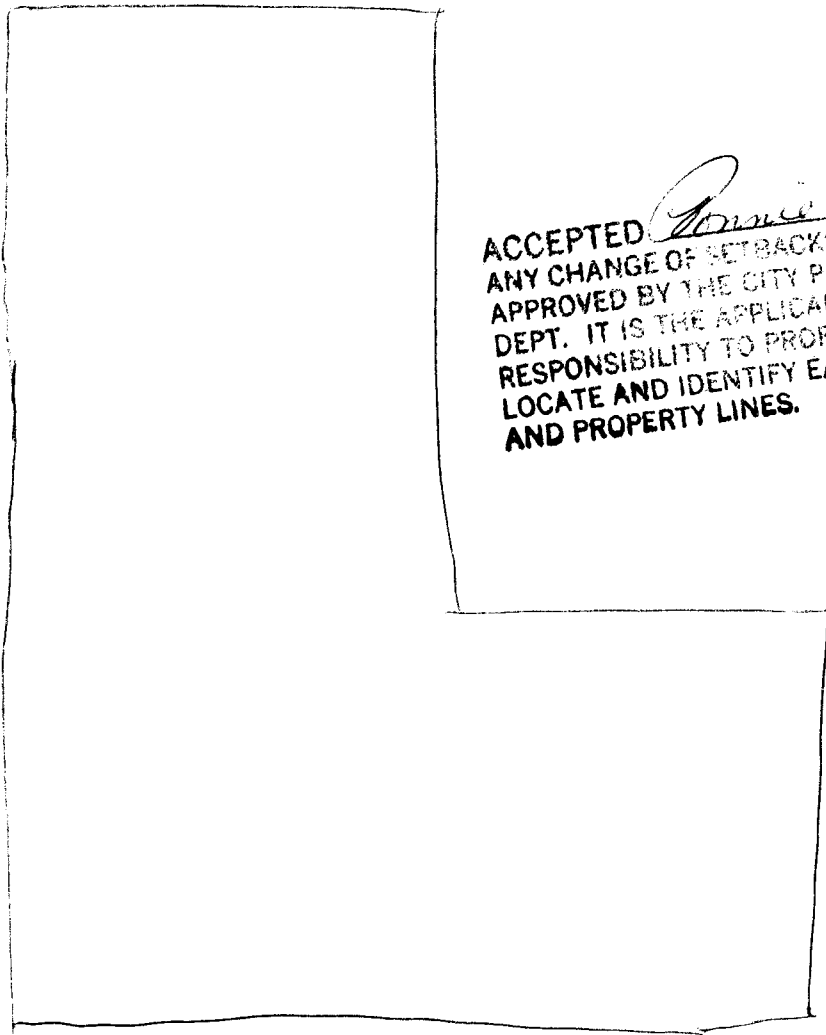
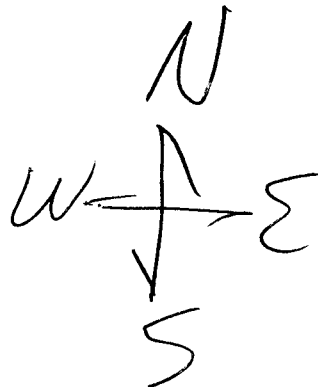
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

113.02

2193 Canyon Ct East

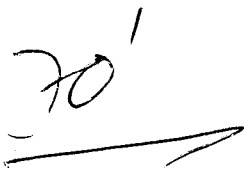
55' 

FRONT



ACCEPTED Pamela Edwards 9/9/94
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.

172.11

70' 

175.02

20' 

119.05'

36'

NTS

prop. lines