

FEE \$ 10.00

BLDG PERMIT NO. 50514
50513

NO T.C.P.

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

730-2330-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2192 CANYON VIEW DRIVE GRAND JUNCTION, CO 81503 TAX SCHEDULE NO. 2947-351-00-038

SUBDIVISION CANYON VIEW SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3310 and 192

FILING BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) None

(1) OWNER William A Holgate NO. OF DWELLING UNITS BEFORE: NONE AFTER: ONE THIS CONSTRUCTION
GRACE E Holgate

(1) ADDRESS 1967 1/2 Broadway, Grand Jct. Co. 81503 NO. OF BLDGS ON PARCEL BEFORE: NONE AFTER: TWO THIS CONSTRUCTION

(2) APPLICANT William A Holgate USE OF EXISTING BLDGS _____
Grace E Holgate

(2) ADDRESS 1967 1/2 Broadway, Grand Jct. Co. 81503 DESCRIPTION OF WORK AND INTENDED USE: Resident
and Utility Bldg (To store Garden Tools & Lawn mower)

(2) TELEPHONE (303) 245-6132

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 _____ Parking Req'mt 2
_____ from center of ROW, whichever is greater

Side 15' from PL Rear 30' from PL Special Conditions _____

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 William A Holgate Date Nov 17, 1994

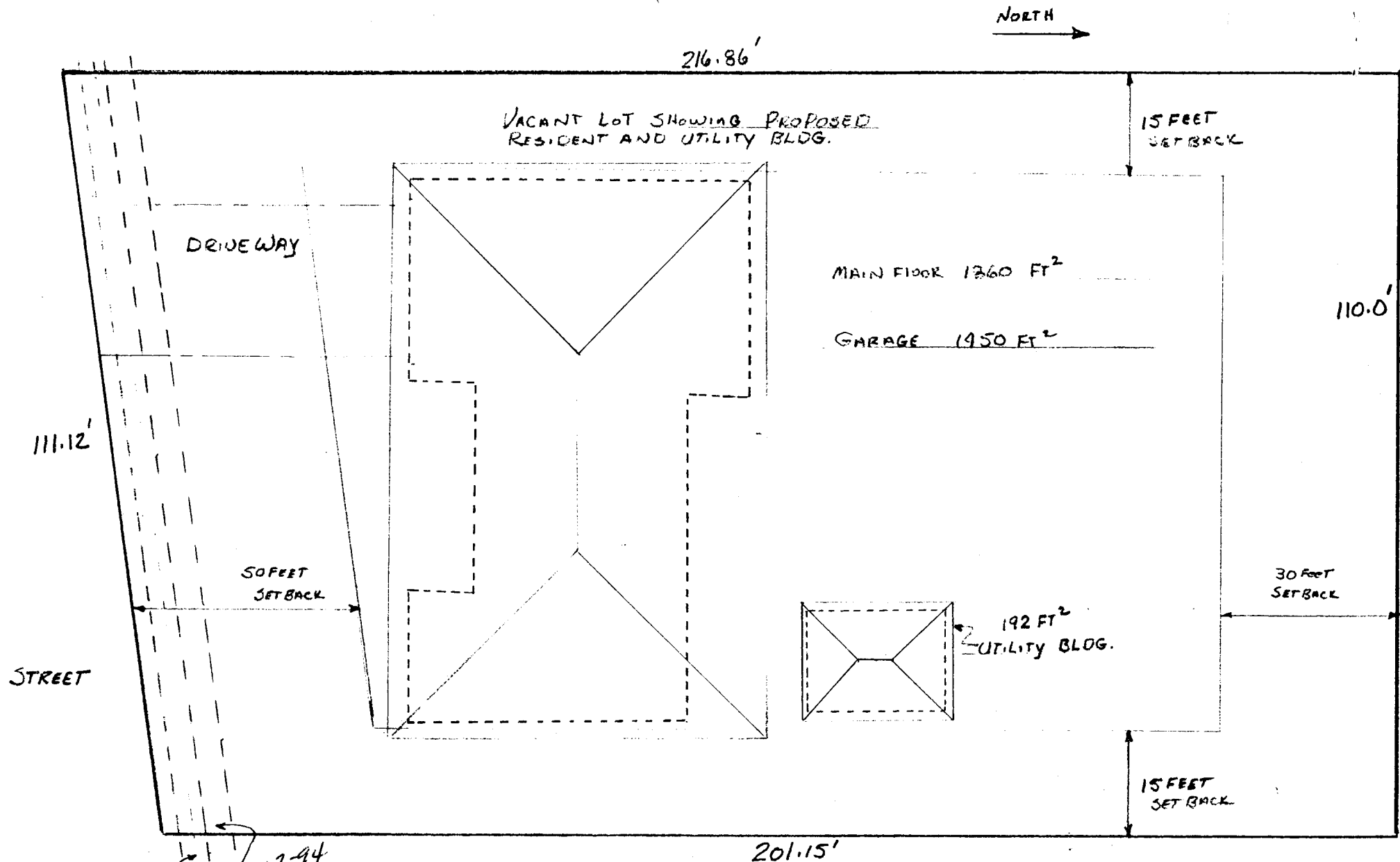
Department Approval Marcia Rabideaux Date 11-17-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7966 - S/F

Utility Accounting Miller Fowler Date 11-17-94

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)



ACCEPTED ~~11/10~~ 11/14/44
 10 FEET IRRIGATION EASEMENT
 14 FEET UTILITY EASEMENT
 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.

Block 1, Lot 4, Canyon View Subdivision
 2192 Canyon View Drive
 Grand Junction, CO. 81503
 William A. and Grace E. Holgate

NO SCALE