

FEE \$ 10.00  
 TCP \$ -0-

BLDG PERMIT NO. 53847

*UPC*  
*TOP*

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2199 Canyon Court East TAX SCHEDULE NO. 294735108009  
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800  
 FILING #2 BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER John & Dorothy Lorentzen NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1230 W. Battlement Pkwy J101  
Parachute, CO 81635 NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE (970) 285-1344 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT FreeStyle, Inc. USE OF EXISTING BLDGS Residential  
 (2) ADDRESS 121 Chipeta Avenue DESCRIPTION OF WORK AND INTENDED USE:  
Grand Junction, CO 81501  
 (2) TELEPHONE (970) 243-0929 New Home

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'~~ 30' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 15' from PL Rear 25' from PL  
 Maximum Height \_\_\_\_\_  
 CENS.T. 14 T.ZONE 66 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 [Signature] Date 10-23-95  
 Department Approval [Signature] Date 10-23-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8680

Utility Accounting [Signature] Date 10/23/95

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)

