FEE\$	10.00	
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BLIKE	PERMII NO	1 /	20	, ,

PLANNING CLEARANCE

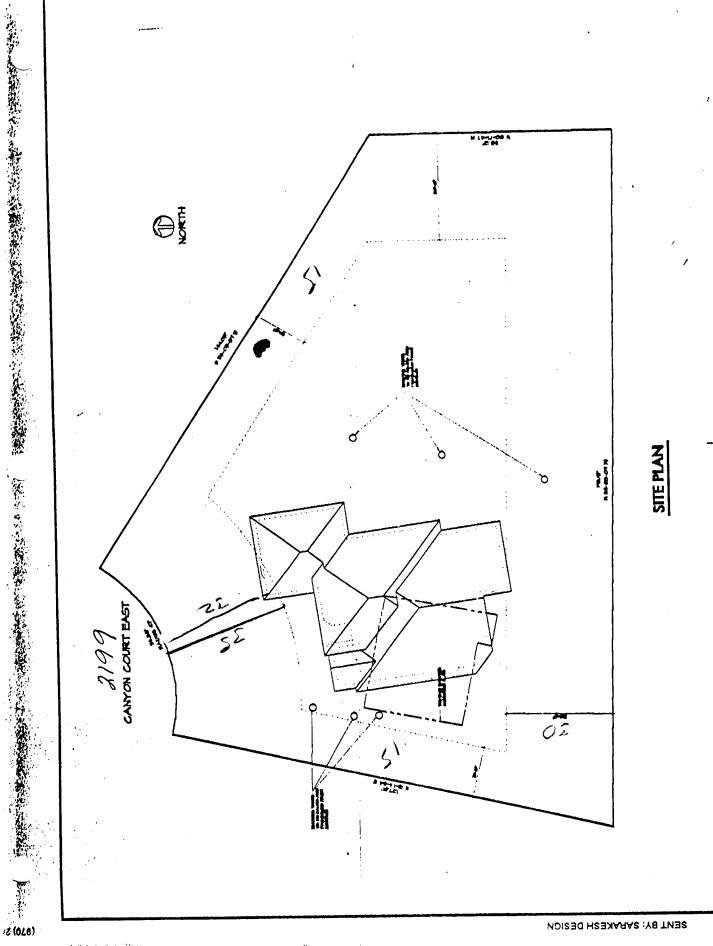
(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

- Hyp

1987 THIS SECTION TO BE COMPLETED BY APPLICANT 1981

BLDG ADDRESS 2199 Canyon Court East	TAX SCHEDULE NO. <u>294735108009</u>			
SUBDIVISION <u>Canyon View</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800			
FILING <u>#2</u> BLK <u>2</u> LOT <u>9</u>	SQ. FT. OF EXISTING BLDG(S)0			
(1) OWNERJohn & Dorothy Lorentzen	NO. OF DWELLING UNITS BEFORE:0 AFTER:1 THIS CONSTRUCTION			
(1) ADDRESS 1230 W. Battlement Pkwy J1	01			
Parachute, CO 81635 (1) TELEPHONE (970) 285-1344	NO. OF BLDGS ON PARCEL BEFORE:0 AFTER:1 THIS CONSTRUCTION			
(2) APPLICANT <u>FreeStyle</u> , <u>Inc</u> ,	USE OF EXISTING BLDGS <u>Residential</u>			
	DESCRIPTION OF WORK AND INTENDED USE:			
Grand Junction, CO 81501 (2) TELEPHONE (970) 243-0929	New Home			
	, showing all existing and proposed structure location(s), parking, erty, and all easements and rights-of-way which abut the parcel.			
THIS SECTION TO BE COMPLETED BY CO	DMMUNITY DEVELOPMENT DEPARTMENT STAFF 🐿			
ZONE PR -2	Maximum coverage of lot by structures			
SETBACKS: Front from property line (PL)	Parking Req'mt			
or from center of ROW, whichever is greater	Special Conditions			
Side 15 from PL Rear 25 from P	L			
Maximum Height	CENS.T. 14 T.ZONE 66 ANNX#			
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 J & Mul	Date $\frac{10-23-95}{1}$			
Department Approval MACIA Rubi	Date 10-23-95			
-Additional water and/or sewer tap fee(s) are required: Y	ES X NO W/O No. 8680			
Utility Accounting	Date 10/13/95			
,	(Section 9-3-2C Grand Junction Zoning & Development Code) Building Department) (Goldenrod: Utility Accounting)			



SENT BY: SARAKESH DESIGN

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