

FEE \$ 1000  
 TCP \$ 0

BLDG PERMIT NO. 52185

**PLANNING CLEARANCE**

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

SV 30-2460-01

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2185 CANYON COURT WEST TAX SCHEDULE NO. 2947-351-08-015  
 SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2856 SF  
 FILING 1 BLK 2 LOT 15 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER STEVE & DEBBIE RICH NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2155 SHENANDOAH; GRID JCT.  
 (1) TELEPHONE 245-8479 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT MOGENSEN-KURTZ HOMES INC. USE OF EXISTING BLDGS N/A  
 (2) ADDRESS 1216 KODD AVE. G.J. DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 241-7067 SINGLE FAMILY RESIDENCE

**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) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL Rear 30' from PL Special Conditions \_\_\_\_\_  
 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).

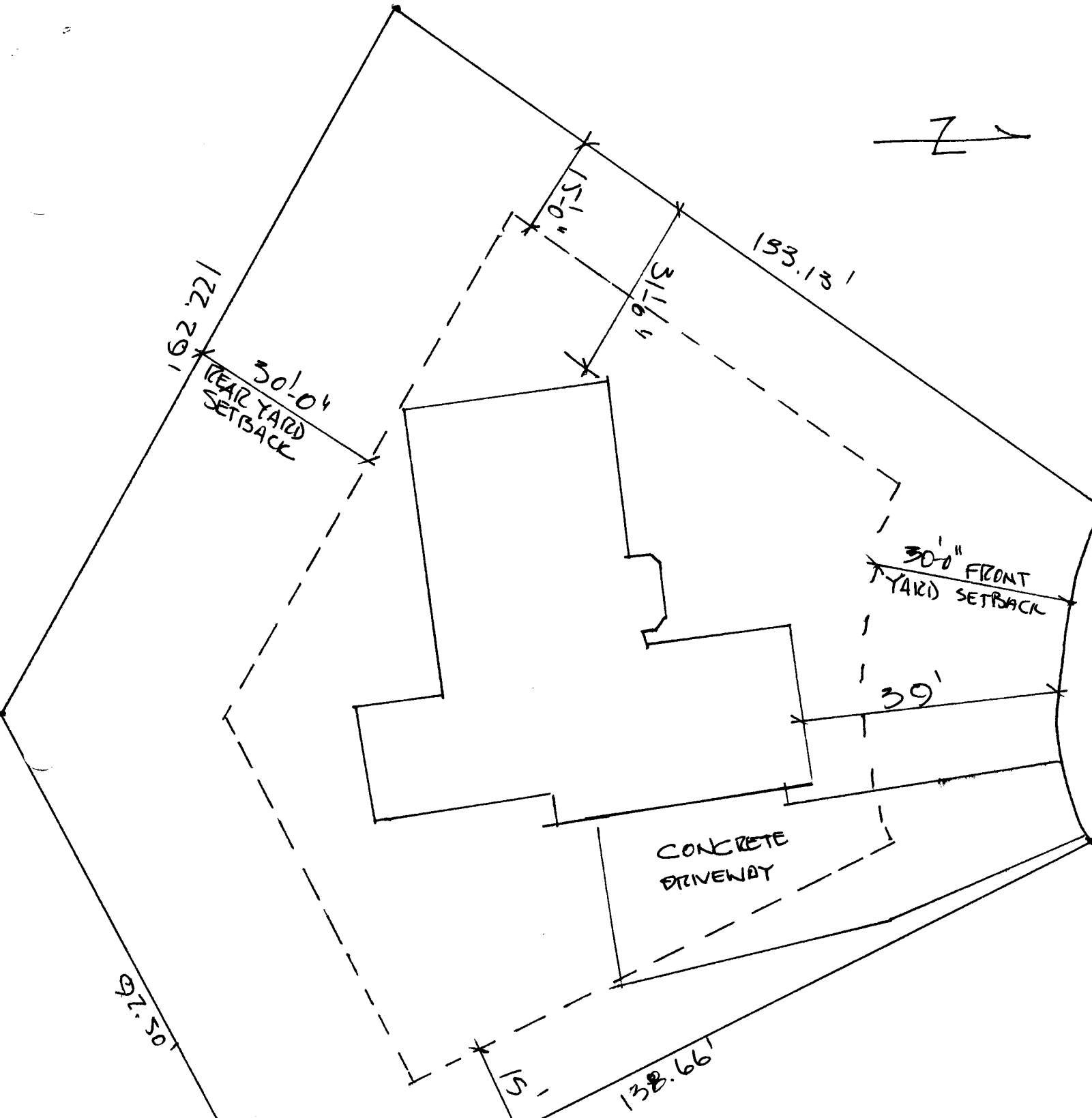
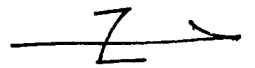
Applicant Signature [Signature] Date May 16, 1995  
 Department Approval [Signature] Date 5-16-95

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

Utility Accounting [Signature] Date 5-16-95

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)



**ACCEPTED** *Ronnie Edwards*  
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.

2185 CANYON COURT WEST  
TAX SCHED. NO 2947-351-08-015