

FEE \$ 1000

BLDG PERMIT NO. 52058

TCP 0

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2191 West Canyon Ct TAX SCHEDULE NO. 2947 - 351 - 02 - 013

SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2150

FILING 1 BLK 2 LOT 13 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER John P. Candalaria NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 607 Wagon Trail Ct. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243 - 8901 USE OF EXISTING BLDGS N/A

(2) APPLICANT Thomas & Son Inc DESCRIPTION OF WORK AND INTENDED USE: new

(2) ADDRESS 321 Quail Dr. 81503 single family residence w/ attached

(2) TELEPHONE 245 - 1195 3 car garage

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 \_\_\_\_\_  
from center of ROW, whichever is greater

Side 15' from PL Rear 30' from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENSUS TRACT 14 TRAFFIC ZONE 606

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 Jim Thomas Date 4-26-95

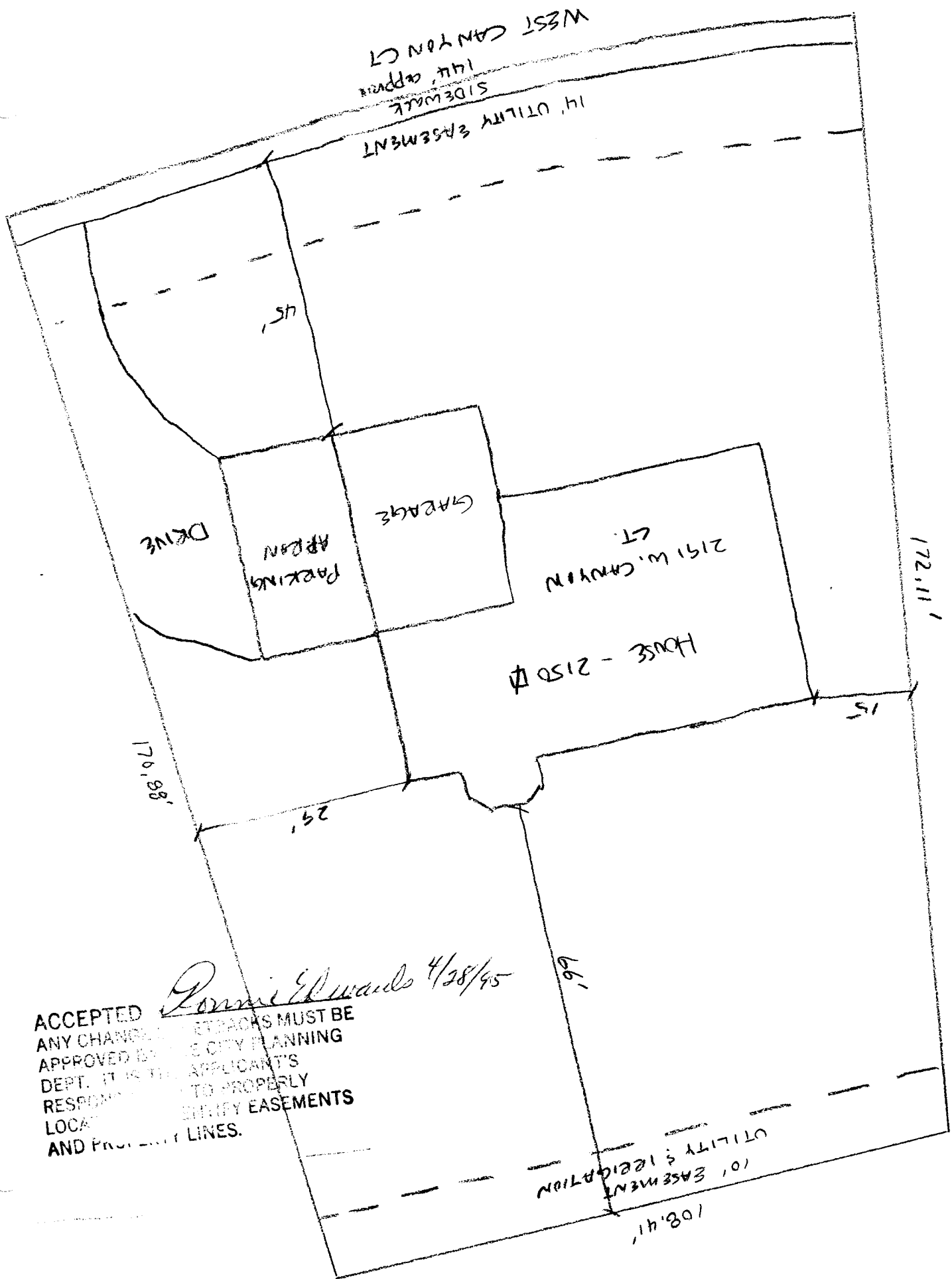
Department Approval Bonnie Edwards Date 4-28-95

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8271

Utility Accounting C. Richardson Date 4-28-95

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 *Pamela Edwards 4/28/95*  
 ANY CHANGES OR RETRACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND VERIFY EASEMENTS AND PROPERTY LINES.

Thomas and Sun, Inc.  
John M. Thomas  
321 Quail Drive  
Grand Junction, CO.  
81503

April 27, 1995

From: Architectural Control Committee  
To: John and Mary Candalaria

Dear Mr. and Mrs. Candalaria,

Thank you for submitting your plans for our review. The plans submitted to us were drawn by Design Basics, numbered as 3598 and are for Lot 13, Block 2, Canyon View Subdivision. The site plan showing the location of the structure on the lot is approved as shown. A variance is hereby granted to allow the structure to encroach five feet into the front setback. The size of the structure exceeds the minimum requirement for living space square footage as required by covenant. The elevations as shown are acceptable to the committee.

Approval of the structure as presented is granted with the understanding that the committee requires that samples of roofing and exterior finishes be presented to the committee for approval prior to their application to the structure.

If outbuildings not attached to the primary structure are to be constructed or placed upon the property, prior approval must be obtained from the committee as to size, location and exterior finishes.

Architectural Control Committee

  
for the committee