

FEE \$ 10.00

BLDG PERMIT NO. 57782

TCP - 0 -

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 369 CANYON COURT TAX SCHEDULE NO. 2947-31-08-038 08-020

SUBDIVISION CANYON VIEW ESTATES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2720<sup>SF</sup>

FILING 1 BLK 1 LOT 20 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER STEVE LAICHE NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 369 CANYON COURT

(1) TELEPHONE 245-5412 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MOGENSEN-KURTZ HOMEHOUSE OF EXISTING BLDGS N/A

(2) ADDRESS 1216 ROOD AVE. GRD. ST. 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 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 30' from property line (PL) or \_\_\_\_\_  
from center of ROW, whichever is greater

Side 15' from PL Rear 30' from PL

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

Parking Req'mt 2

Special Conditions \_\_\_\_\_

CENSUS TRACT 14 TRAFFIC ZONE 644

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 MAR. 20, 1995

Department Approval [Signature] Date 3-20-95

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8219 - S/F

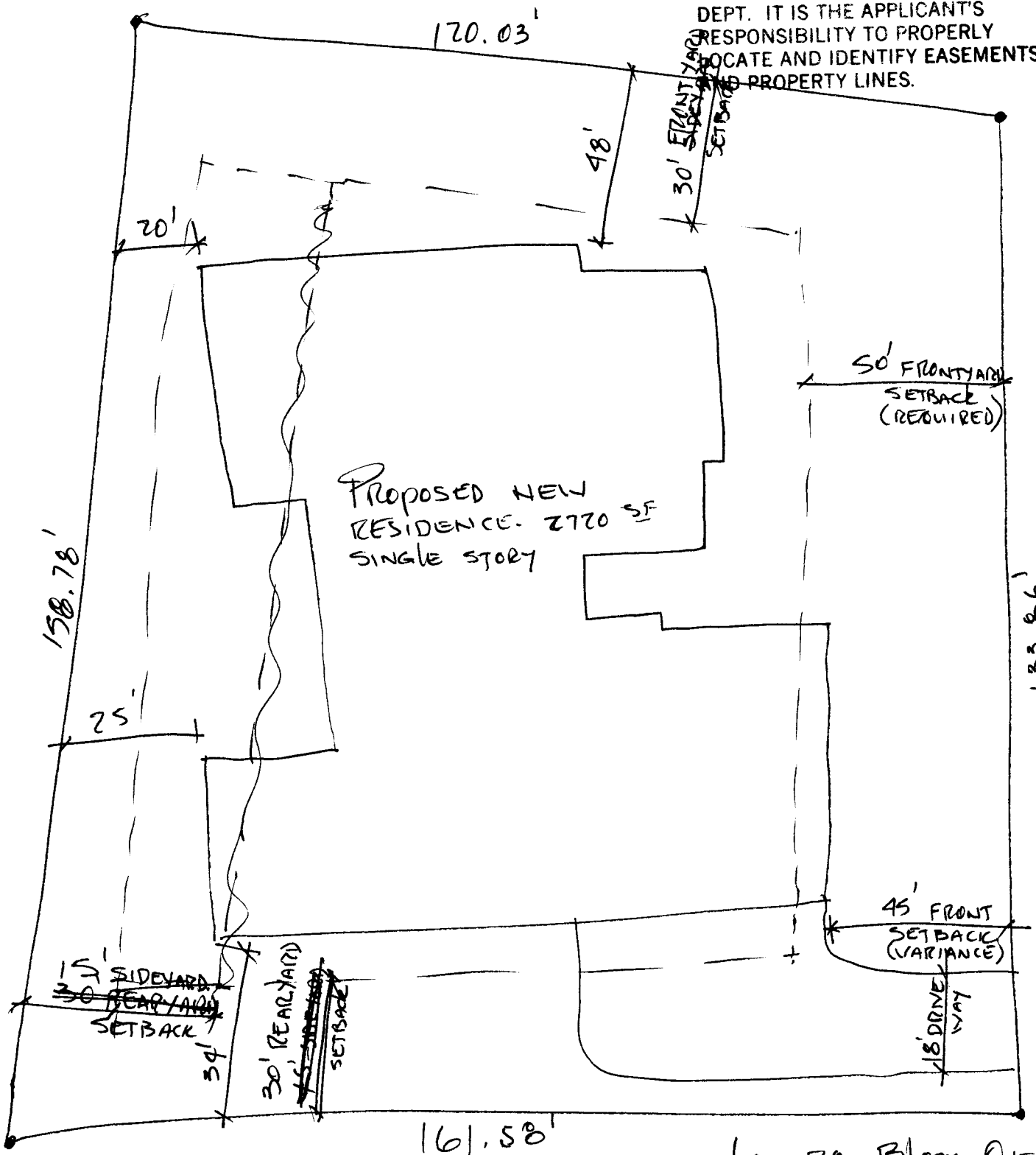
Utility Accounting Melba Fowler Date 4-4-95

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)

CANYON VIEW DR

ACCEPTED MR 3 30-95  
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.



PROPOSED NEW RESIDENCE. 2720 SF SINGLE STORY

50' FRONT YARD SETBACK (REQUIRED)

45' FRONT SETBACK (VARIANCE)

158.78'

170.03'

133.86'

161.58'

369 CANYON COURT

LOT 20, BLOCK ONE, FILING ONE, CANYON VIEW ESTATES.

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

January 11, 1995

From: Architectural Control Committee  
To: Steve and Sandy Laiche

Dear Mr. and Mrs. Laiche,

Thank you for submitting your plans for our review. The plans submitted to us were drawn by Loren Mogenson, dated as January 1, 1995 and are for Lot 20, Block 2, Canyon View Subdivision. The site plan showing the location of the structure on the lot is approved as shown on sheet 1. A variance is hereby granted to allow the structure to encroach five feet into the front setback and to encroach into the rear yard setback as shown on the site plan, sheet 1. 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