

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 53705

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

*LP/JP*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2164 Canyon View TAX SCHEDULE NO. 2947-351-00-060  
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2278  
 FILING 2 BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Fred Bishop NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 375 Scamp Rd  
 (1) TELEPHONE 243-8468 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS New Home  
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ new

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 PR2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 40' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENS.T. 14 T.ZONE 606 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).

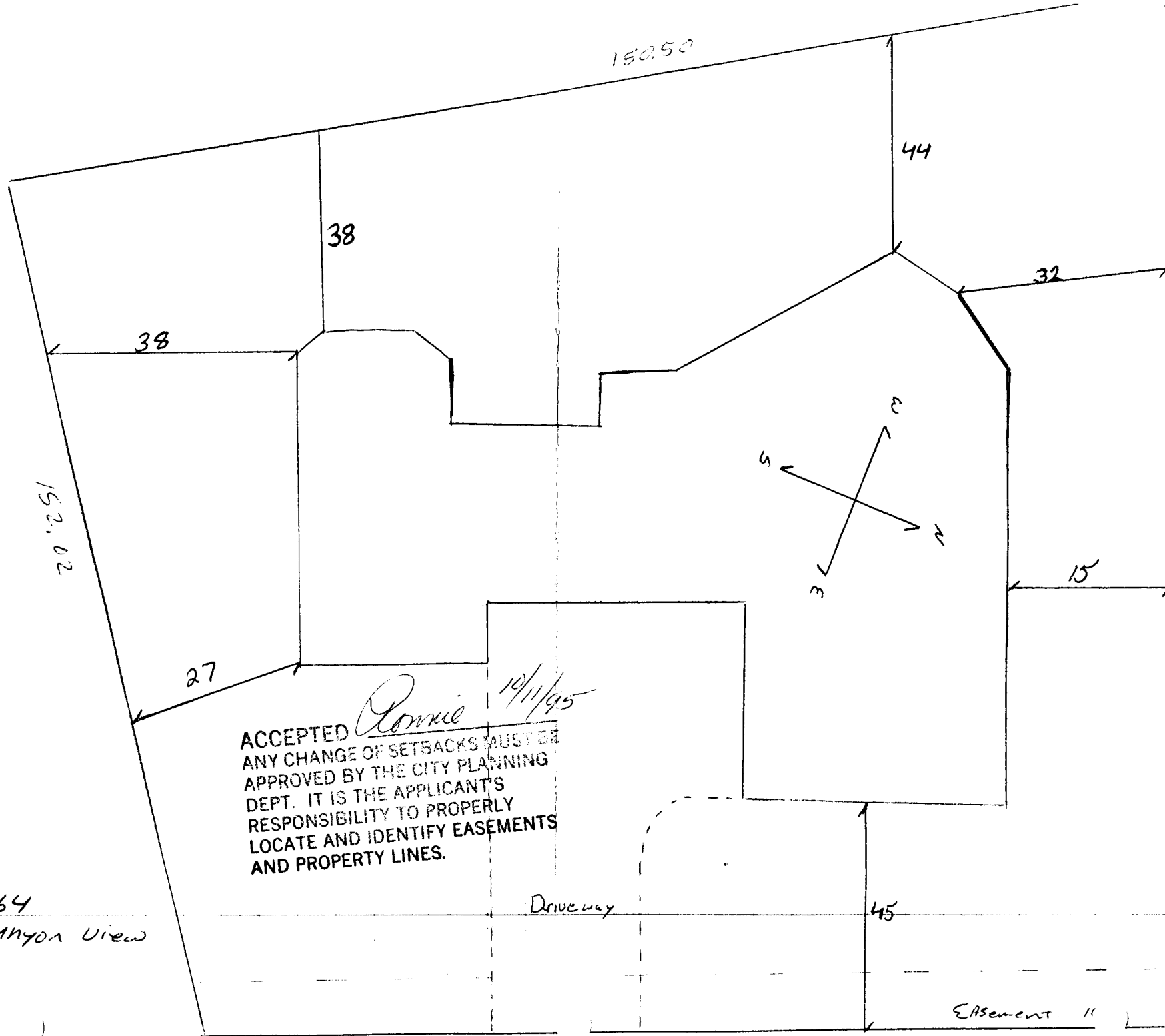
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10/13/95  
 Department Approval [Signature] Date 10/11/95

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 8661  
 Utility Accounting [Signature] Date 10/11/95

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* 10/11/95  
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.

2164  
CANYON VIEW

Driveway

EASEMENT 11

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