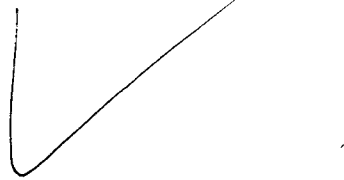


FEE \$ 10.00
 TCP \$ — 0 —

BLDG PERMIT NO. 53382

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



THIS SECTION TO BE COMPLETED BY APPLICANT

5030-2750-01

BLDG ADDRESS 2166 Canyon View Dr TAX SCHEDULE NO. 2947-351-12-007
 SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1957 sq
 FILING 2 BLK 3 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Charles & Cathy Steele NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2222 S. Broadway
 (1) TELEPHONE 245-0679 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Thomas & Son Inc USE OF EXISTING BLDGS N/A
 (2) ADDRESS 321 Quail Dr. G.J. 815B DESCRIPTION OF WORK AND INTENDED USE: new
 (2) TELEPHONE 245-1195 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 40' from property line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 15' from PL Rear 25' from PL
 Maximum Height _____
 CENS.T. 14 T.ZONE 142 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 Jim Thomas Date 8-21-95

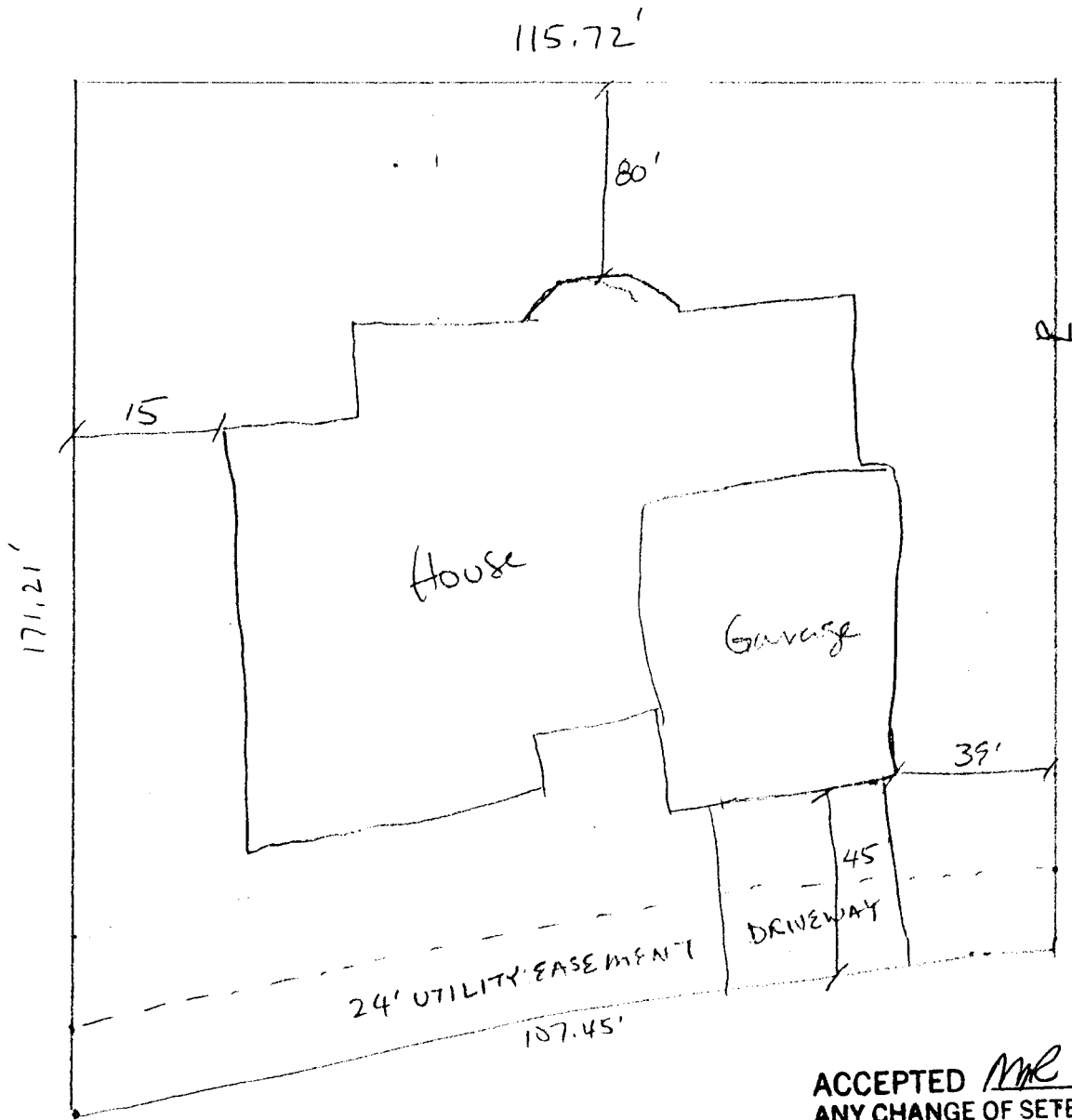
Department Approval Marcia Batidemp Date 9-12-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8601-S/F

Utility Accounting Mellie Fowler Date 9-12-95

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)



145.01'
 Temporary access to western properties

Lot 6

CANYON VIEW DR

ACCEPTED MR 9-12-95
 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.

2166 CANYON VIEW DR.
 Lot 7, Block 3, Filing 2, CANYON VIEW SUB
 N →