

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

BLDG PERMIT NO. 52538

### PLANNING CLEARANCE

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

TCP 0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2167 CANYON VIEW DR TAX SCHEDULE NO. 2945-083-21-007  
 SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2600  
 FILING 2 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER SKELTON CONSTRUCTION NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 706 104 RACE  
 (1) TELEPHONE 245-9008 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT SAME USE OF EXISTING BLDGS N/A  
 (2) ADDRESS } DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE } NEW 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) 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 66

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).

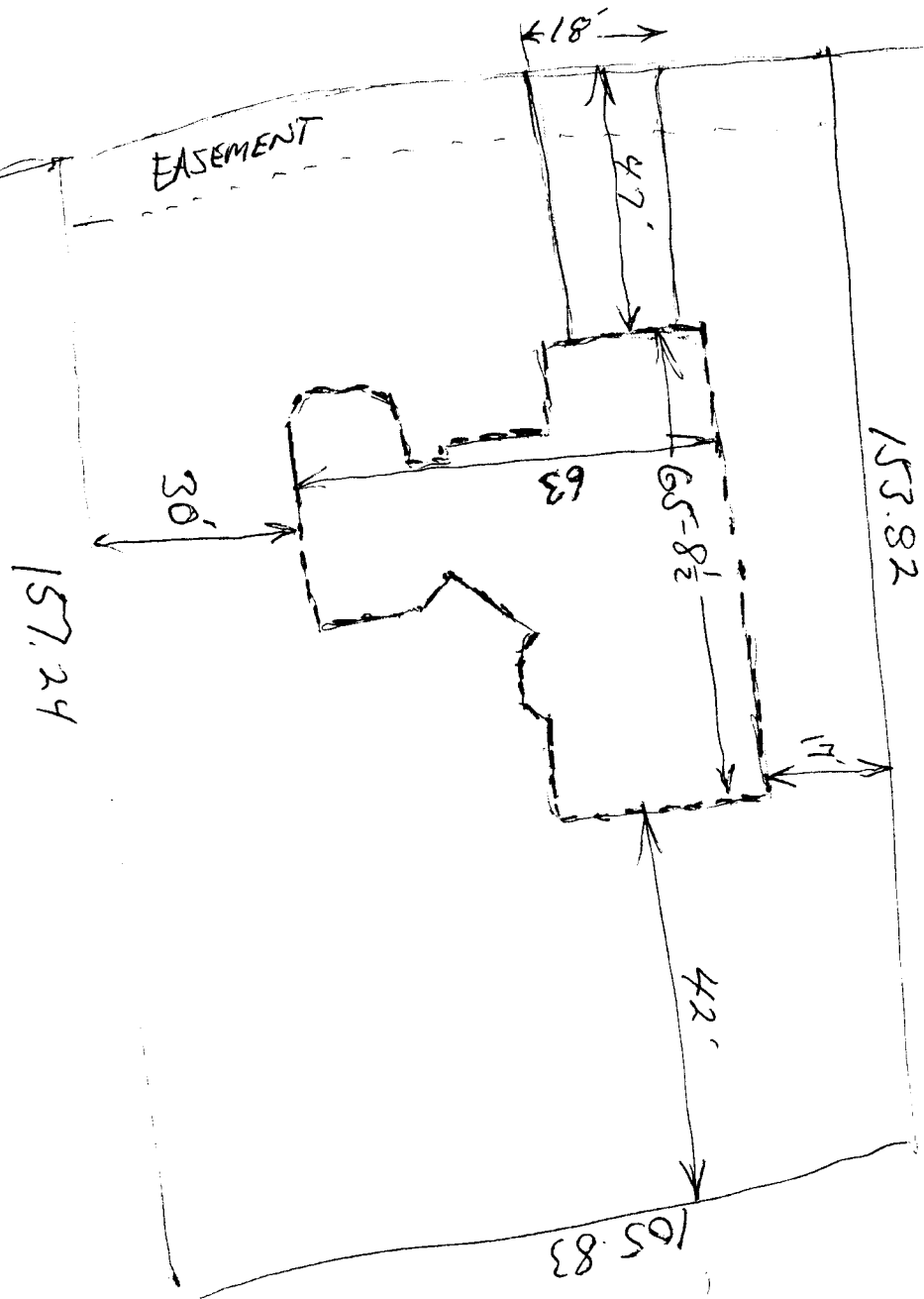
Applicant Signature [Signature] Date 6/21/95  
 Department Approval Ronnie Edwards Date 6/21/95

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8411  
 Utility Accounting Jackie S. Berry Date 6/22/95

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 FRONT



ACCEPTED *Bonnie 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. *6/21/95*

