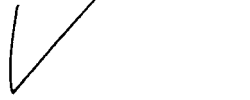


FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 53352

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



5030-2172-01 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2172 Canyon View Dr TAX SCHEDULE NO. 2447-351-12-004
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3404
 FILING 2 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Gordon Bryan, Jr NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2464 Crossroads Blvd
 (1) TELEPHONE 244-8401 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Constructors West, Inc USE OF EXISTING BLDGS residential
 (2) ADDRESS 2818 1/2 North Ave DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 241-5457 New Home

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'mt _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____
 CENS.T. _____ T.ZONE _____ ANNEX# 214-94

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 Cathy Lawrence Date 9/5/95
 Department Approval Ronnie Edwards Date 9/5/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8585-S/F
 Utility Accounting Millie Fowler Date 9-5-95

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)

IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions
2. A dotted line outline of the PROPOSED STRUCTURE and dimensions of the PROPOSED STRUCTURE.
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks)
4. All EASEMENTS or RIGHTS-OF-WAY on or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property, including FENCES.
6. All STREETS adjacent to the property and street names
7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
8. Location of existing and proposed structures
9. An arrow in

Lot 4 Block 3
2172 Canyon View Drive

103.14

95.99

181.96

18'±

19'±

185.99

Bryan Residence

Drive

walk

easement

Canyon View Dr.

ACCEPTED
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.

Ronnie Edwards
9/5/95

THE DRAWING
IT.

