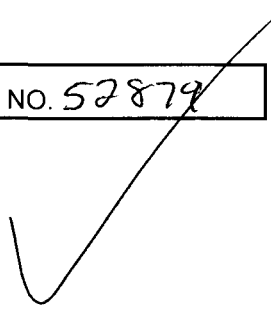


FEE \$	<u>1000</u>
TCP \$	<u>—</u>

BLDG PERMIT NO. <u>52879</u>
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2174 Canyon View Dr TAX SCHEDULE NO. 2947-351-00-060

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2250

FILING 2 BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER DAVID BABB NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 644 Broken Spoke

(1) TELEPHONE 241-2734 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: Res.

(2) TELEPHONE \_\_\_\_\_

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) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt 2

Side 15' from PL Rear 25' from PL Special Conditions #214-94 - Must have AEC approval-

Maximum Height \_\_\_\_\_ CENS.T. 14 T.ZONE 16 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 David Babb Date July 12, 95

Department Approval Ronnie Edwards Date July 12, 95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8455

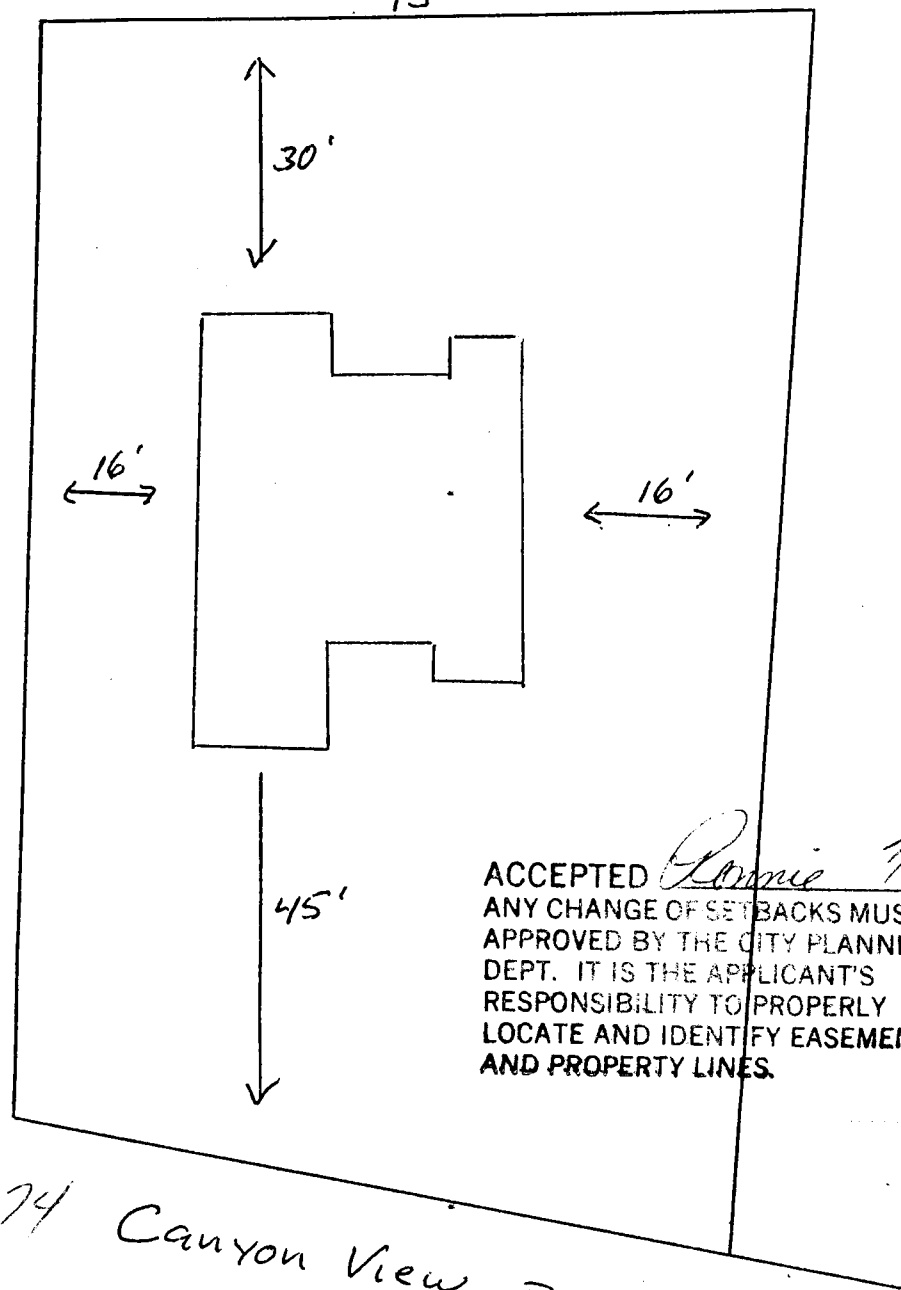
Utility Accounting Sandra Gage Date 7-12-95

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)

LOT 3 Block 3 Filling 2

93'



ACCEPTED *Ronnie 7/12/95*  
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.

2174 Canyon View Dr.