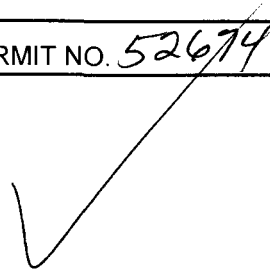


FEE \$	1000
TCP \$	0

BLDG PERMIT NO. 52674

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2130 Canyon view TAX SCHEDULE NO. 2947-351-10-004

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400

FILING 2 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Fred Bishop NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 375 South Comp

(1) TELEPHONE 243 8468 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

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

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ new family home - S/F

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. 14 T.ZONE 66-ANNX#

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 Fred Bishop Date 7/5/95

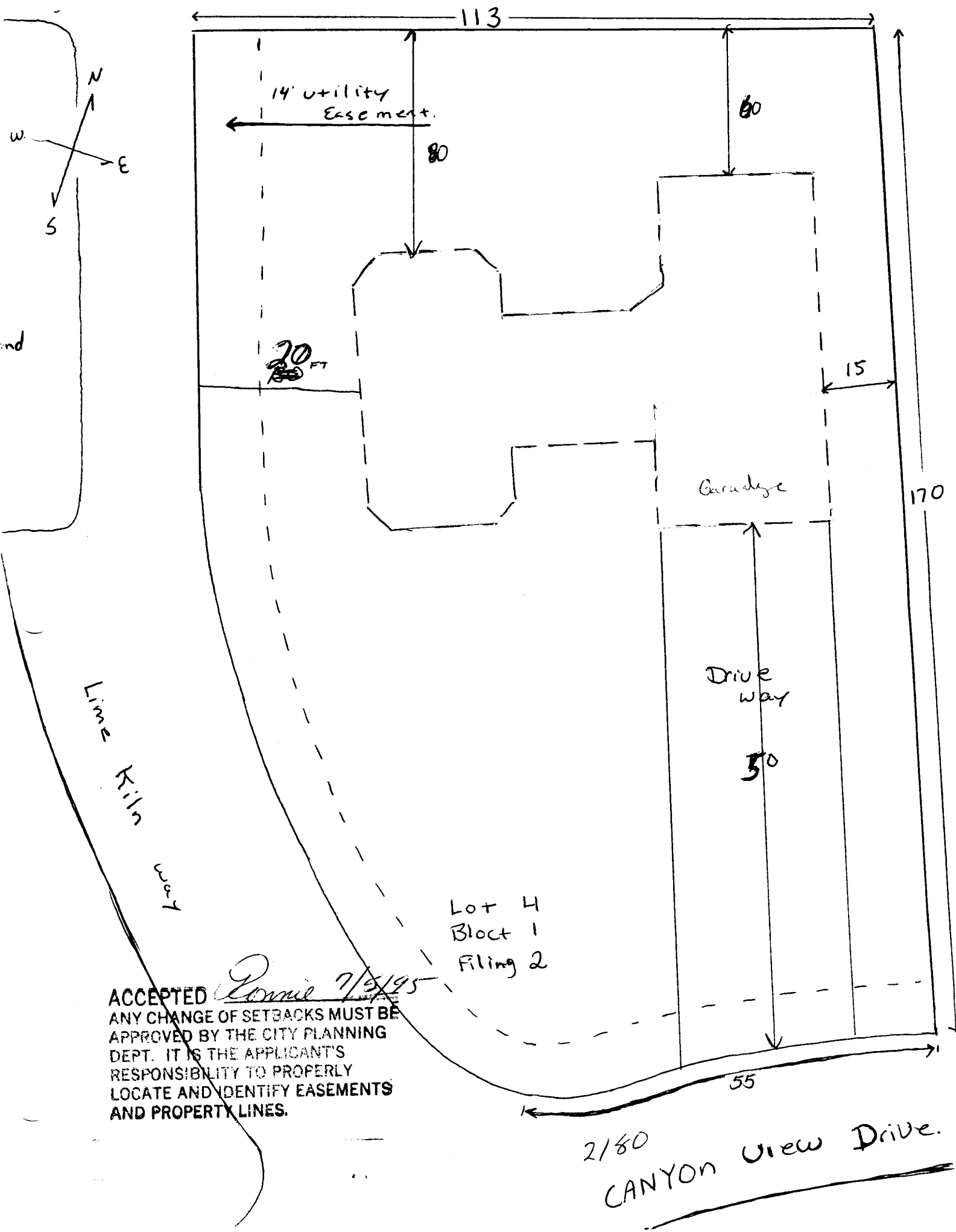
Department Approval Ronnie Edwards Date 7/5/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8445 - S/F

Utility Accounting Mellicie Fowler Date 7-5-95

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)



ACCEPTED *Ronnie 7/5/95*  
 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.