

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 53445

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2182 Canyon View TAX SCHEDULE NO. 2947-357-10-003
 SUBDIVISION Canyon View Dr. SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING 2 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 1855
 (1) OWNER Pete Frigetto NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 513 Reed Mesa Dr.
 (1) TELEPHONE 242-3436 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Bob Withers USE OF EXISTING BLDGS —
 (2) ADDRESS 147 Brewster Rd 81503 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 242-8233 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. 14 T.ZONE 6d 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).

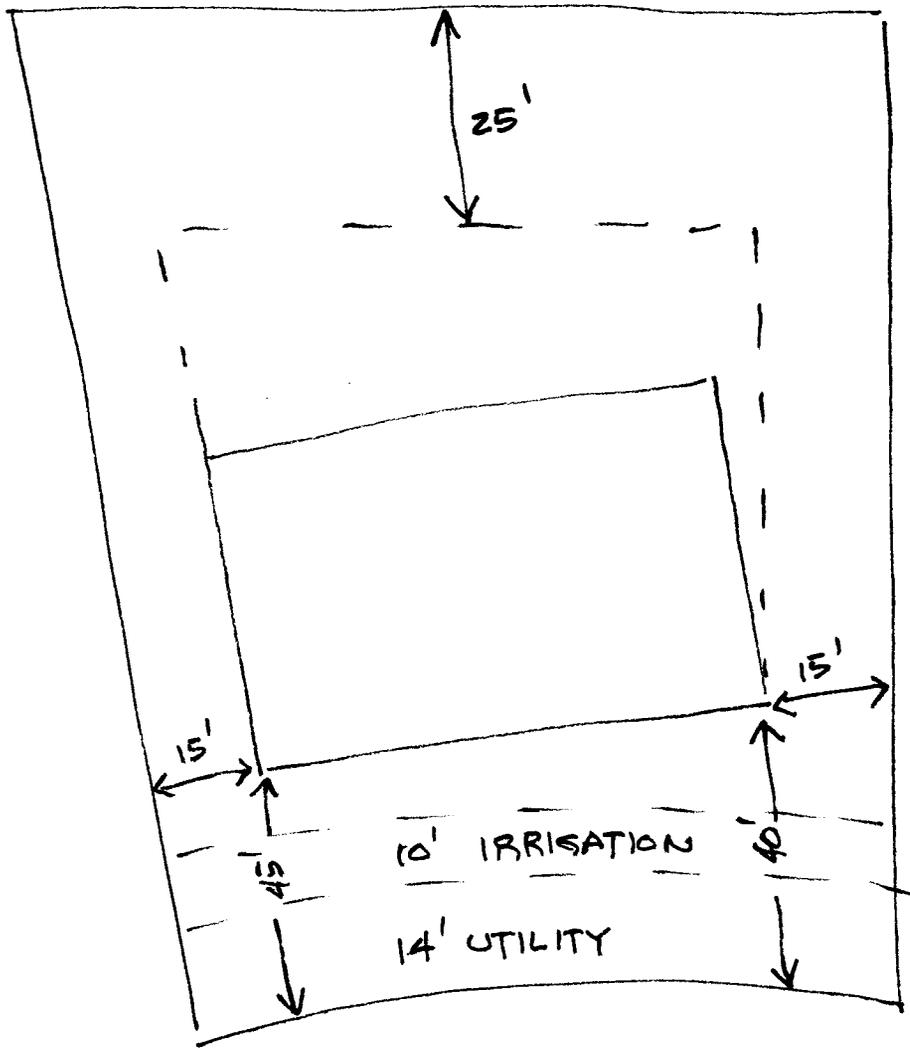
Applicant Signature Bob Withers Date 18 SEPT 95
 Department Approval Connie Edwards Date 9/18/95

Additional water and/or sewer tap fees are required: YES NO _____ W/O No. 8614

Utility Accounting C. Reardon Date 9-18-95

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)



2182 CANYON VIEW DRIVE

ACCEPTED Ronnie 9/18/95
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.