

FEE \$ 10⁰⁰
 TCP \$ 0

BLDG PERMIT NO. 57932

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2189 Canyon Creek West TAX SCHEDULE NO. 2947-351-08-014
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,600
 FILING 1 BLK 2 LOT 14 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Rudolf & Lee RAS NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 278 GJ.
 (1) TELEPHONE 243-1234 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 40' or 30' on cul-de-sac from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 15' from PL Rear 25' from PL
 Maximum Height _____
 CENS.T. 1401 T.ZONE 64 ANNEX# _____

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).

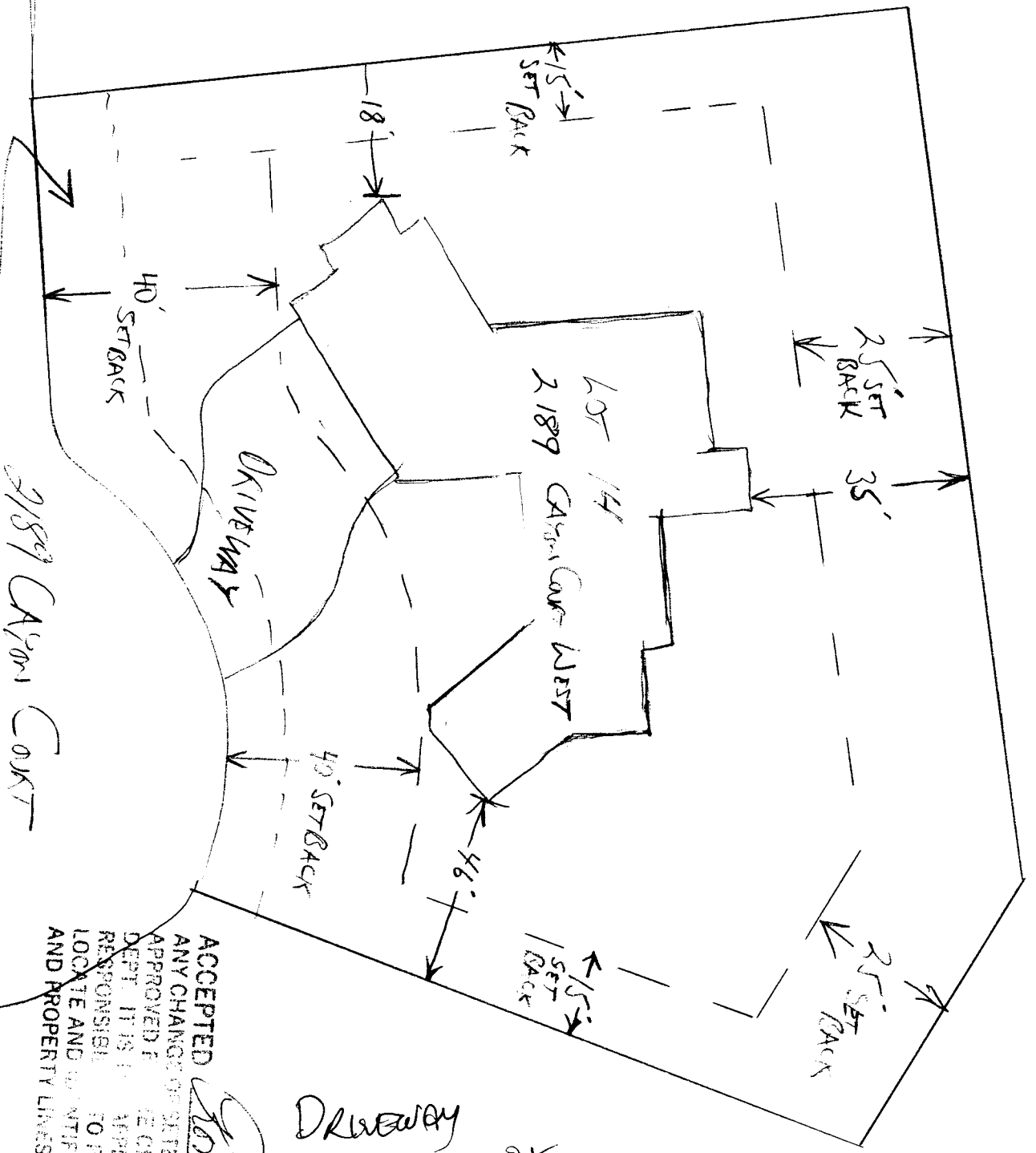
Applicant Signature [Signature] Date 10/22/96
 Department Approval Glennie Edwards Date 10/22/96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 49598
 Utility Accounting Dotter Hobbs Date 10-22-96

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)



14' UTILITY EASEMENT



21899 CALYON COURT WEST

ACCEPTED *Denise* 10/22/96
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE RESPONSIBILITY OF APPLICANTS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Driveway
 LOCATION OK
J. Childs
 10-10-96