

FEE \$ 10⁰⁰
TCP \$ -0-

BLDG PERMIT NO. 54323

pc

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

2163 Canyon View Dr. THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ~~1204 N. 7th~~ Canyon View TAX SCHEDULE NO. 2947-351-11-008
SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1835
FILING II BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) None
(1) OWNER Richard Tope NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 560 E. Saddle Dr. NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(2) APPLICANT Steve Vaytilla USE OF EXISTING BLDGS _____
(2) ADDRESS 1204 N. 7th DESCRIPTION OF WORK AND INTENDED USE: New
(2) TELEPHONE 241-7653 3 bedroom, 2 bath single family home.

REQUIRED: 250-0377 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 Special Conditions _____
Side 15' from PL Rear 25' from PL
Maximum Height _____
CENS.T. 14 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).

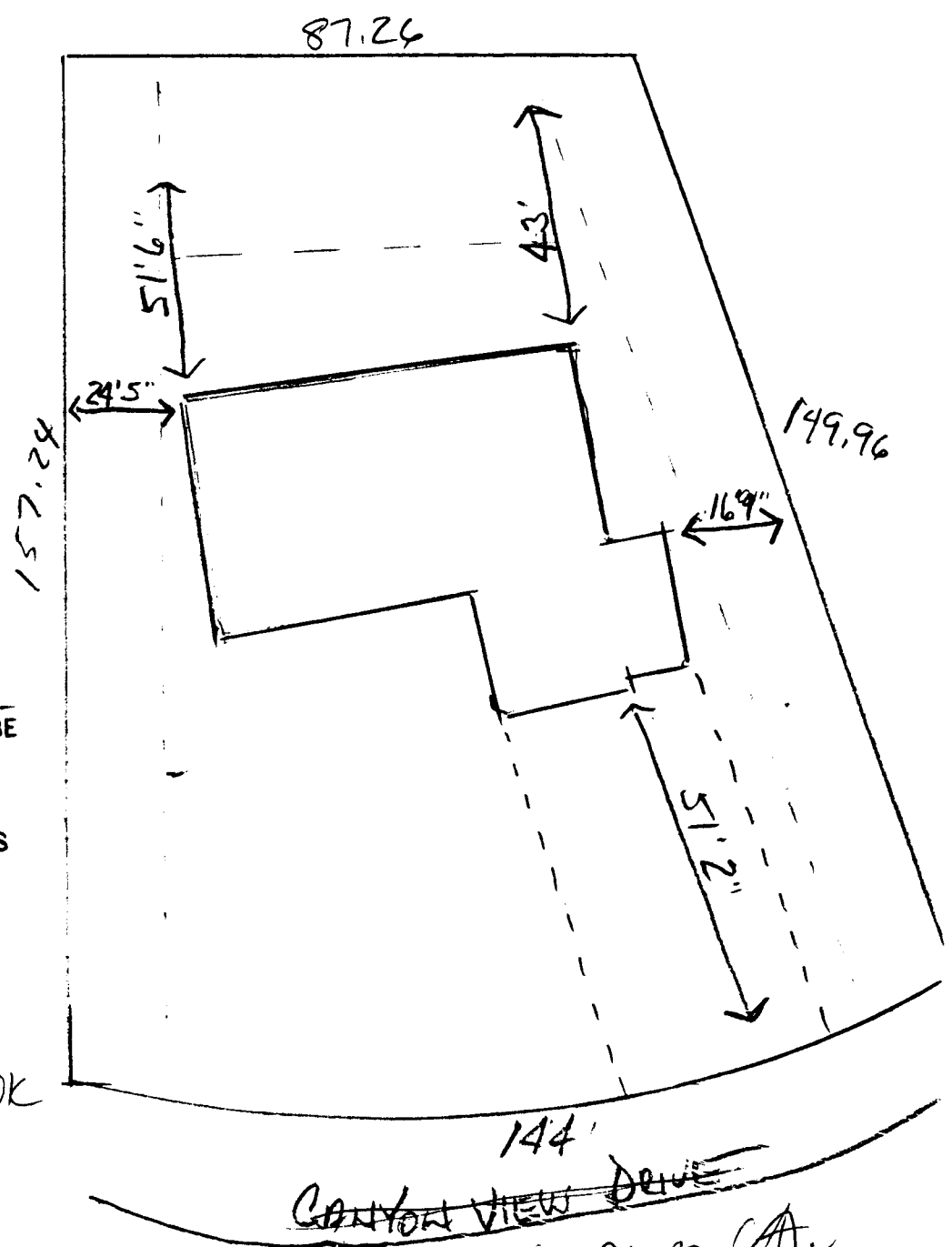
Applicant Signature [Signature] Date 1-23-96
Department Approval [Signature] Date 1-23-96
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8893-S/F
Utility Accounting [Signature] Date 1-24-96

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)

260-
2300

← NORTH



ACCEPTED MC 1-24-96
 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.

DRIVEWAY LOCATION OK
 J. Khilar
 1-24-96

144'
~~CANYON VIEW DRIVE~~
 BUREAU MANOR CA.
 2163 Canyon View Dr.