

FEE \$ 10<sup>00</sup>  
TCP \$ 0

BLDG PERMIT NO. 57312

### PLANNING CLEARANCE

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2168 CANYON VIEW DR TAX SCHEDULE NO. 2947-351-12-006  
SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
FILING B BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) N/A  
(1) OWNER ALBERT VIEN NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS \_\_\_\_\_  
NO. OF BLDGS ON PARCEL  
(1) TELEPHONE 242-0407 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT KODIAK CUSTOM HOMES  
BUDDY BAIR USE OF EXISTING BLDGS N/A  
(2) ADDRESS 2449 H ROAD DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE 242-0407 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 PR2 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 \_\_\_\_\_  
CENSUS TRACT 1401 TRAFFIC ZONE 64

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 Buddy Bair Date 8-21-96

Department Approval Santa J. Castillo Date 8/26/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9465

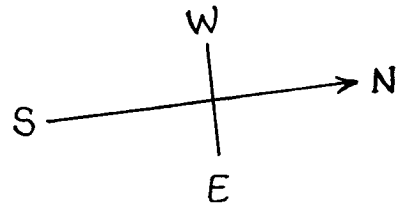
Utility Accounting Chickerson Date 8-28-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

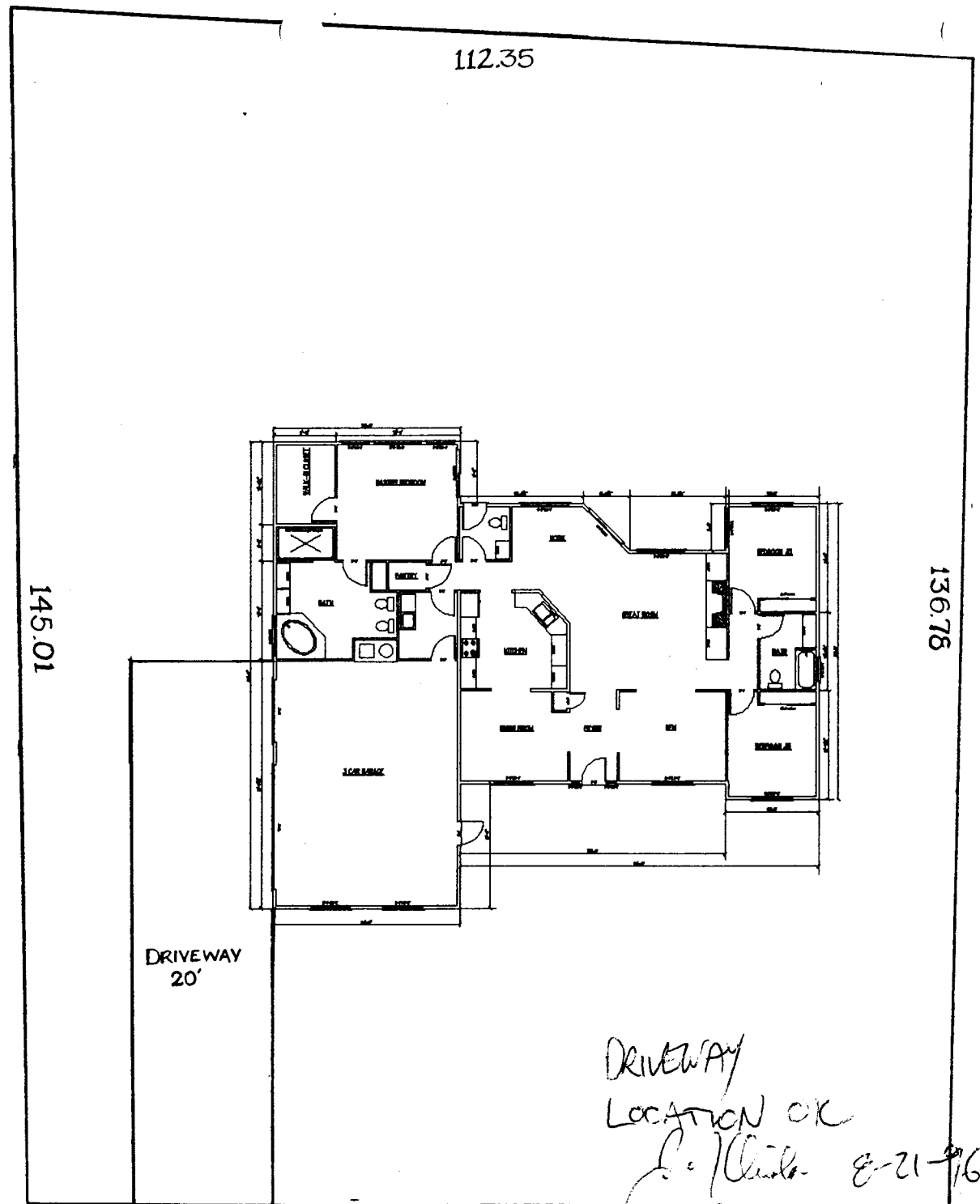
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PLOT PLAN

2168 CANYON VIEW DRIVE.  
40' FRONT SETBACK  
45' BACK SETBACK  
15' RIGHT SIDE SETBACK  
29' LEFT SIDE SETBACK



ACCEPTED SLC 8/28/96  
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  
*[Signature]* 8-21-96

CANYON VIEW DRIVE