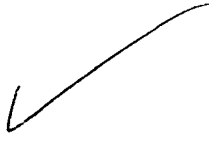


FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 56510

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2184 CANYON VIEW DRIVE TAX SCHEDULE NO. 294735110002
 SUBDIVISION CANYON VIEW PHASE II SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3500
 FILING 2 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER NORMAN & KIM CLARK NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT KODIAK CUSTOM HOMES USE OF EXISTING BLDGS _____
 (2) ADDRESS 2449 H ROAD DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 242-0407 NEW 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 DR-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 _____
 CENSUS TRACT 14 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).

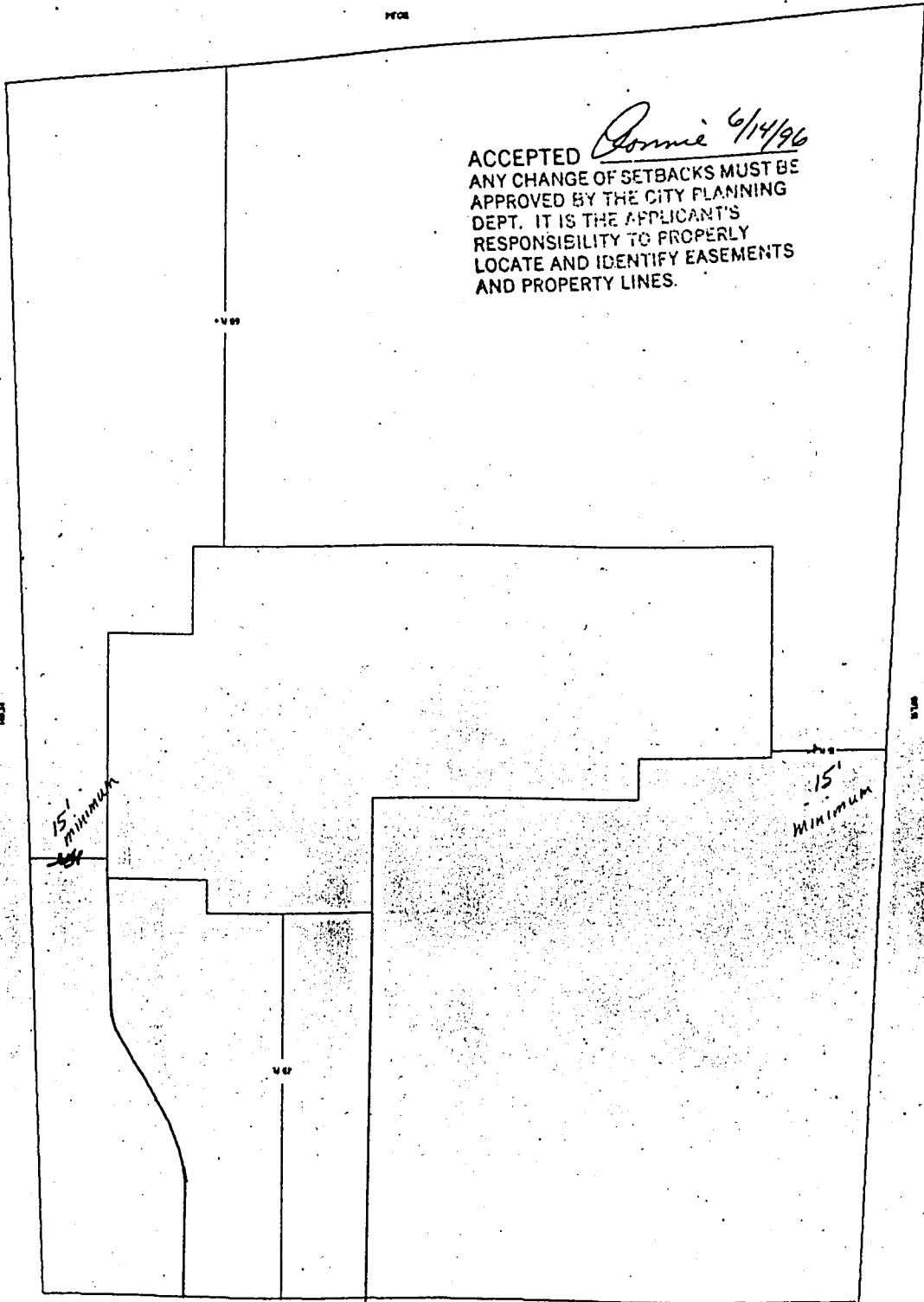
Applicant Signature [Signature] Date 4-13-94
 Department Approval [Signature] Date 6-14-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9270-S/F
 Utility Accounting [Signature] Date 6-14-96

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)

ACCEPTED *Donnie 6/14/96*
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.



2184 Canyon View Drive

DRIVEWAY
LOCATION CK
J. L. [Signature]
6-14-96