

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

BLDG PERMIT NO. 55608

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2185 CANYONVIEW DR TAX SCHEDULE NO. ~~2185~~ 2947-351-11-002  
 SUBDIVISION CANYONVIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2078  
 FILING 2 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) -0-  
 (1) OWNER STEVE HEINEMANN NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 267 3/4 WASHUA LN NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 241 1758 USE OF EXISTING BLDGS SFR  
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ NEW CONSTRUCTION OR SFR

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 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 3/22/96  
 Department Approval Ronnie Edwards Date 3/2/96

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 9086

Utility Accounting [Signature] Date 4/2/96

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)

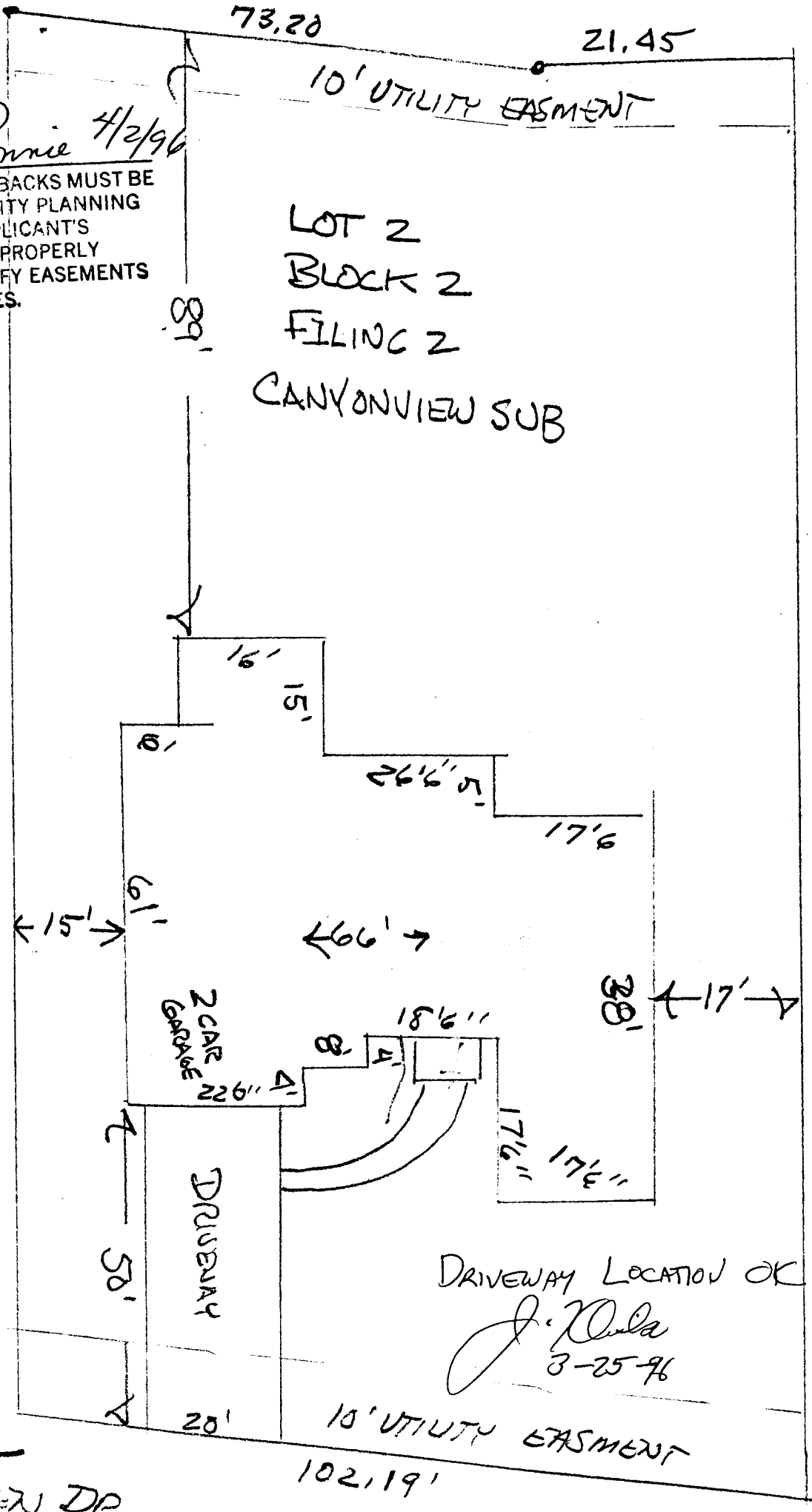
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Ronnie 4/2/96*

LOT 2  
BLOCK 2  
FILING 2  
CANYONVIEW SUB

204.189.121

204.5



DRIVEWAY LOCATION OK  
*J. Paula*  
3-25-96

*Front*  
2195  
CANYONVIEW DP