

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 55190

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2195 Canyon View Dr. TAX SCHEDULE NO. 2947-351-08002
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000
 FILING 1 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) NA.
 (1) OWNER Rowland Knisley. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2195 Canyon View Dr.
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Lopez Const. USE OF EXISTING BLDGS ~~EXISTING~~ NA.
 (2) ADDRESS 3032 E 1/2 Rd. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 434-5954 Single Family.

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 30' 40' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 25' from PL Special Conditions Acco Req'd
 Maximum Height _____
 CENS.T. 14 T.ZONE 64 ANN# _____

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 Clayton Lopez Date Feb-23-96
 Department Approval Ronnie Edwards Date 2/27/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8976

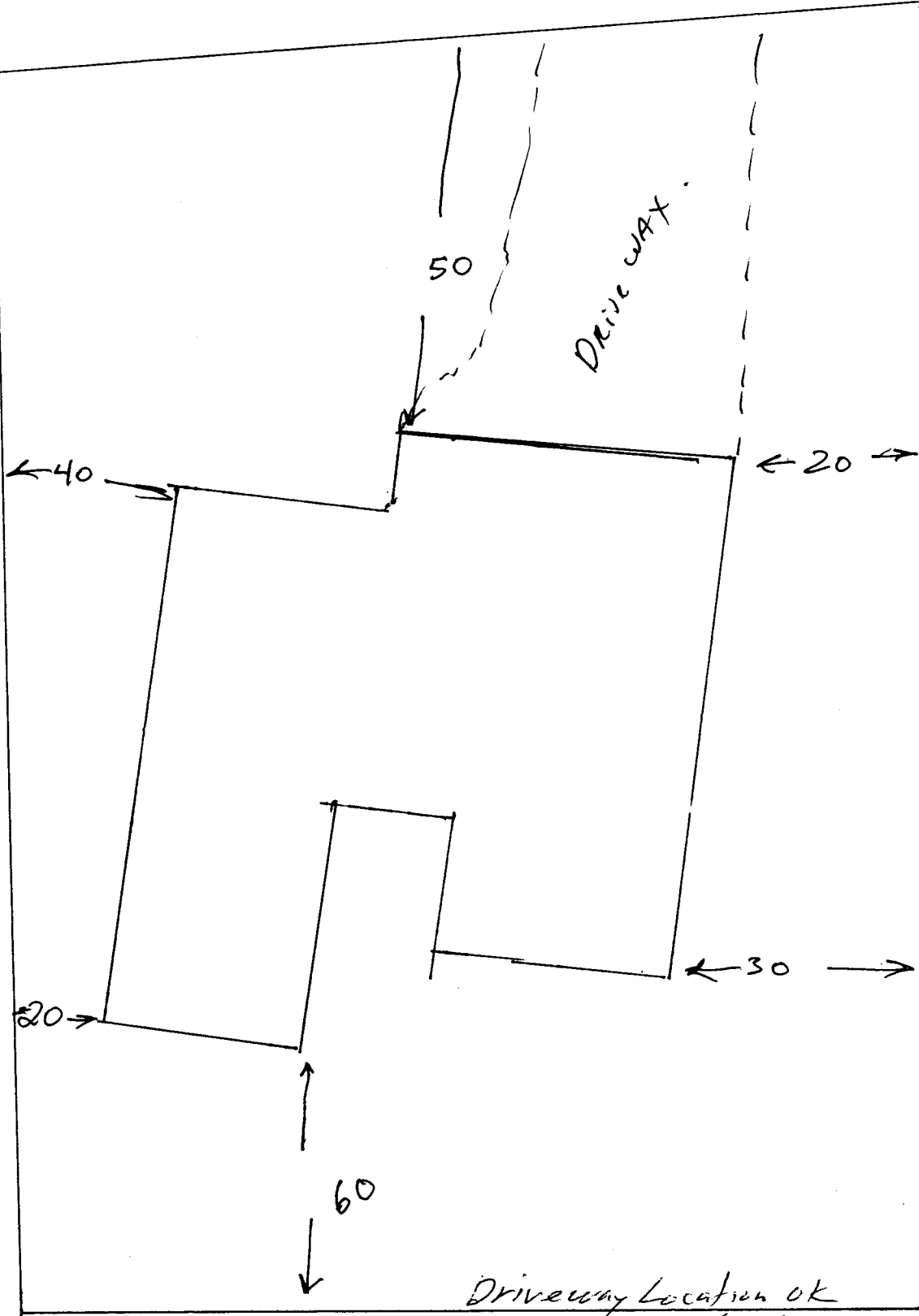
Utility Accounting Richardson Date 2-27-96

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 2/23/96
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.

2195
Canyon View DR.



Driveway Location OK
J. Don Hunter 2-26-98