

FEE \$ 10⁰⁰

BLDG PERMIT NO. 57652

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

*TCF @
School Impact
7.00 - \$292.00*

Schump

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2153 S CANYON VIEW DR TAX SCHEDULE NO. 2947-351-1200 ¹⁵⁻⁰⁰⁵

SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,080^{sq}

FILING 3 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER FRANTT NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2819 45th WYD SO SPACE D 13 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
G.J. 81503

(1) TELEPHONE 241-7190 USE OF EXISTING BLDGS _____

(2) APPLICANT SKELTON CONSTRUCTION DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 706 IVY PL, G.D. CO 81506 NEW RESIDENCE

(2) TELEPHONE 245-9018

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 PK-2 Maximum coverage of lot by structures _____

SETBACKS: Front 30' from property line (PL) or _____ from center of ROW, whichever is greater

Side 15' from PL Rear 25' from PL Parking Req'mt _____

Maximum Height ~~10'~~ Special Conditions _____

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 Doug Skelton Date 9-23-96

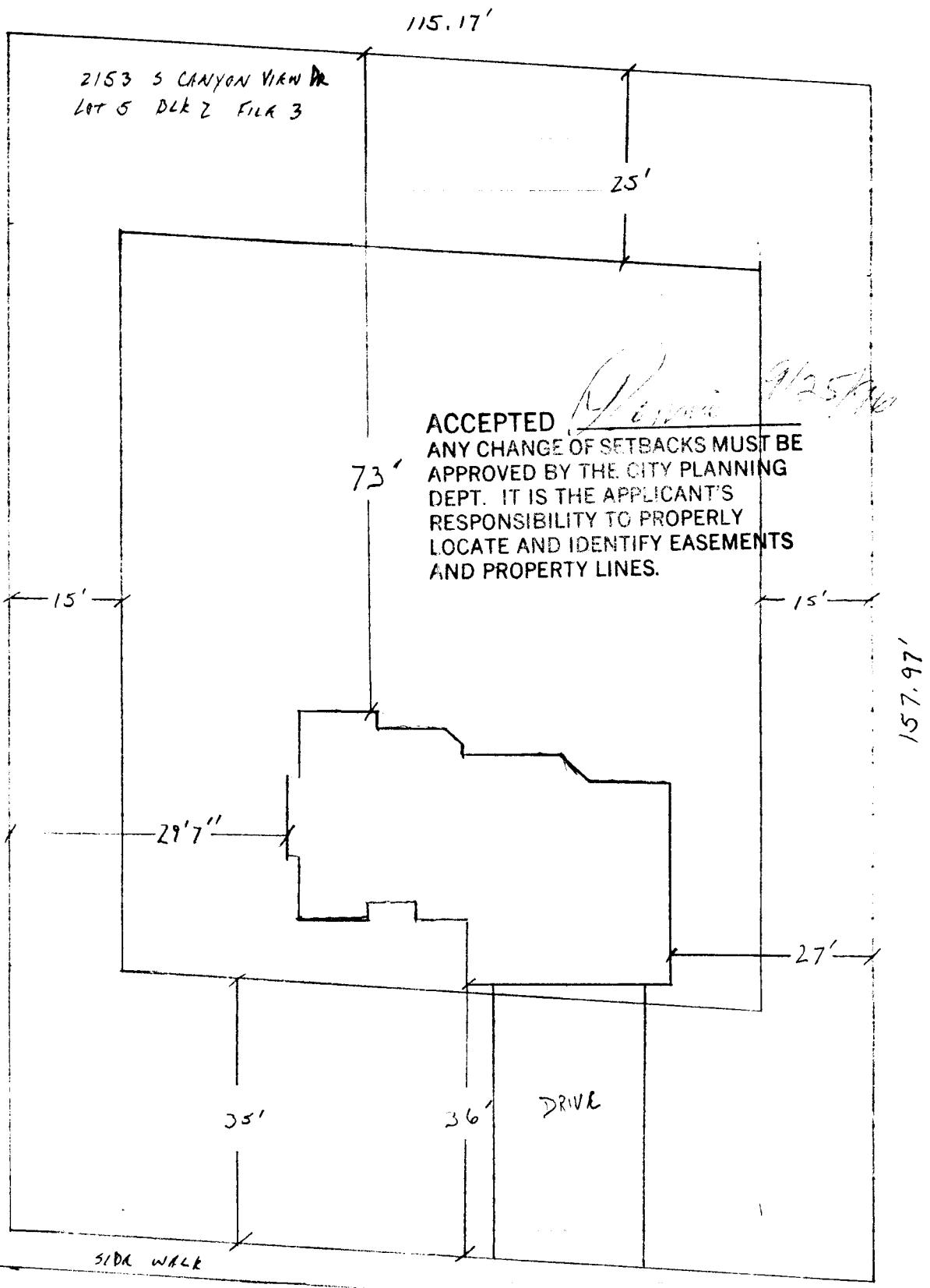
Department Approval Konnie Edwards Date 9-25-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9533 S/F

Utility Accounting Mellie Joubert Date 9-25-96

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

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



2153 S CANYON VIEW DR
 LOT 5 BLK 2 FILE 3

115.17'

25'

73'

ACCEPTED *[Signature]* 9/25/96
 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.

157.97'

15'

15'

157.97'

29'7"

27'

35'

36'

DRIVE

SIDE WALK

115.17'

30. CANYON VIEW DR.

DRIVEWAY
 LOCATION OK
[Signature]
 9-24-96