

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. _____

Sch. Imp. # 292⁰⁰

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

Sch. Imp

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2159 Canyon View TAX SCHEDULE NO. 2947-351-15-008
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2140
 FILING 3 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Fred Bishop NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 375 S Camp Rd
 (1) TELEPHONE 243-7636 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT Bishop Const USE OF EXISTING BLDGS 0
 (2) ADDRESS 375 S Camp Rd. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243-7636 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 PR-2 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' 30' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 25' from PL Special Conditions _____
 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).

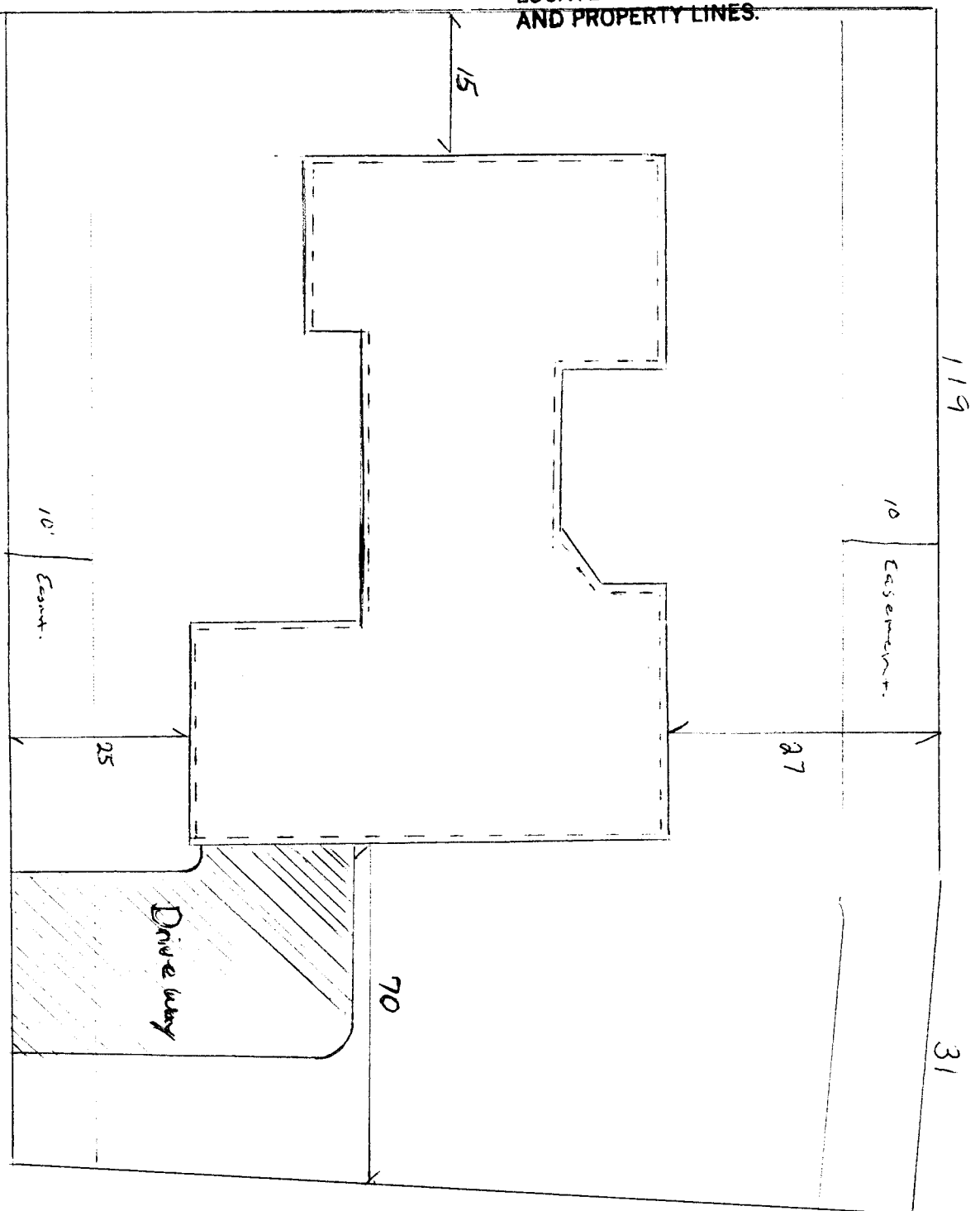
Applicant Signature Fred Bishop Date 8/25/96
 Department Approval Scott J. Glaze Date 9/5/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9478
 Utility Accounting CM Cole Date 9/5/96

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 SLC 9/5/96
 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.



Set Backs
 Front - 25
 Rear - 25
 Sides 15

107
 2159 Canyon
 View

Driveway location ok
 J. Webb
 9-20-96

S. Canyon View Dr.

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 N