

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

BLDG PERMIT NO. 56910

*School Imp. # 299<sup>00</sup>*

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

*[Handwritten signature]*

*5030-3785-01*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2161 S. Canyon View TAX SCHEDULE NO 2947-351-13-001

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1830

FILING 3 BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Jim & Norma Charlton NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3Merlot Ct. Grand Junction, Co. 81503

(1) TELEPHONE 241-8229 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Roy H. Shults USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 2004 N. 12th #5 Grand Junction, Co DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 243-1052 Build New House - 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 PR 2 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 25' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
*Redecl. # - 20'*  
Special Conditions \_\_\_\_\_

Side 15'-int. 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 Roy H. Shults Date July 22, 1996

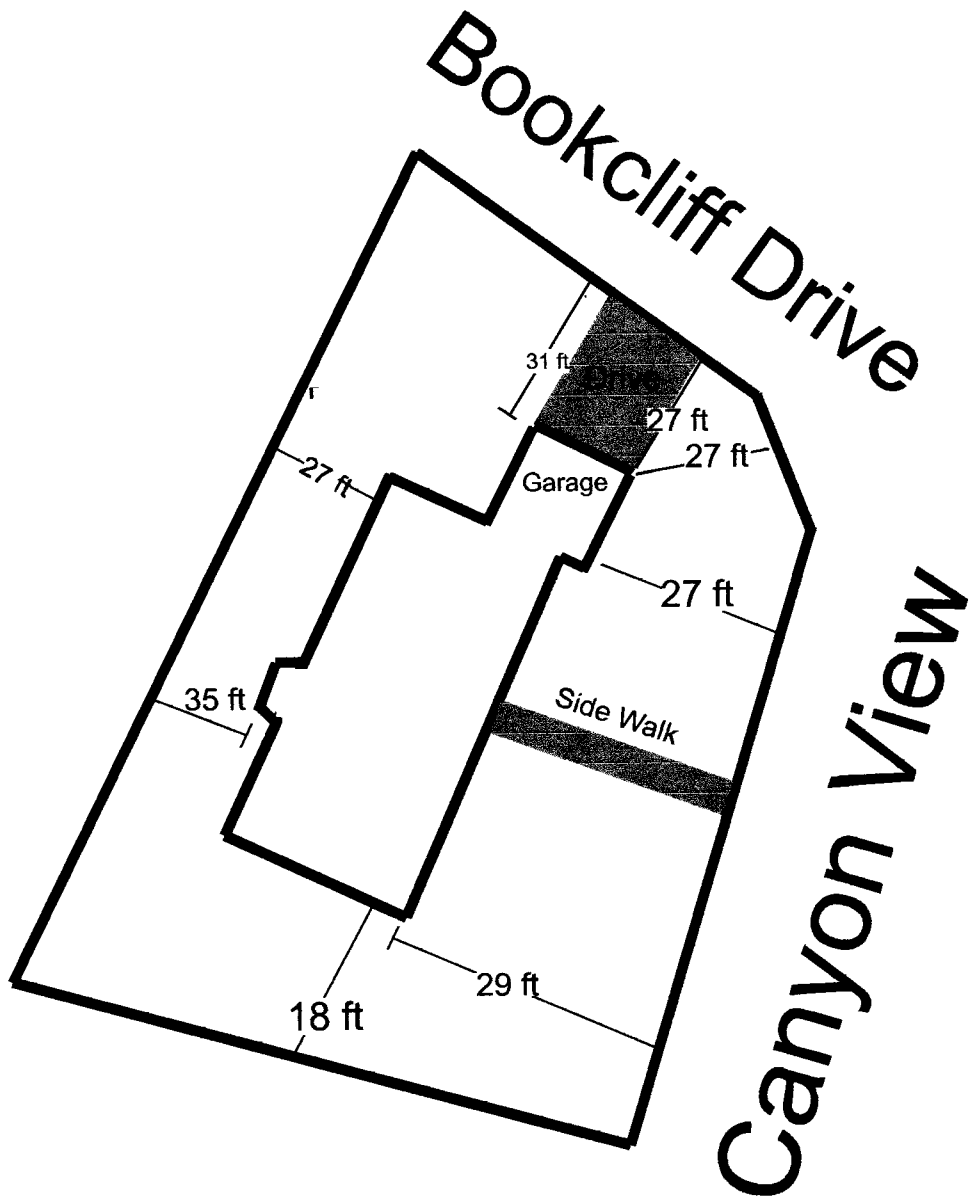
Department Approval Marcia Rabideaux Date 7-22-96

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 9356 - S/F

Utility Accounting Mellie Fowler Date 7-22-96

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)



2161 S. Canyon View  
 Grand Junction, Co. 81503  
 Lot 9 Block 2 Canyon View

ACCEPTED *ME* 7-22-96  
 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.

DRIVEWAY  
 LOCATION OK  
*J. Kliska*  
 7-22-96