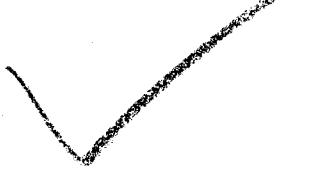


FEE \$ 10⁰⁰

BLDG PERMIT NO. 59545

JCP-0
SIF-0

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2196 E Canyon Ct TAX SCHEDULE NO. 2947-351-08-006
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2266
 FILING 1 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER LEROY JENSEN NO. OF DWELLING UNITS
 BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2313 I Rd of 81505
 NO. OF BLDGS ON PARCEL
 BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-8610
 (2) APPLICANT owner USE OF EXISTING BLDGS _____
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ Single family residence

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) or _____ Parking Req'mt _____
 _____ 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).

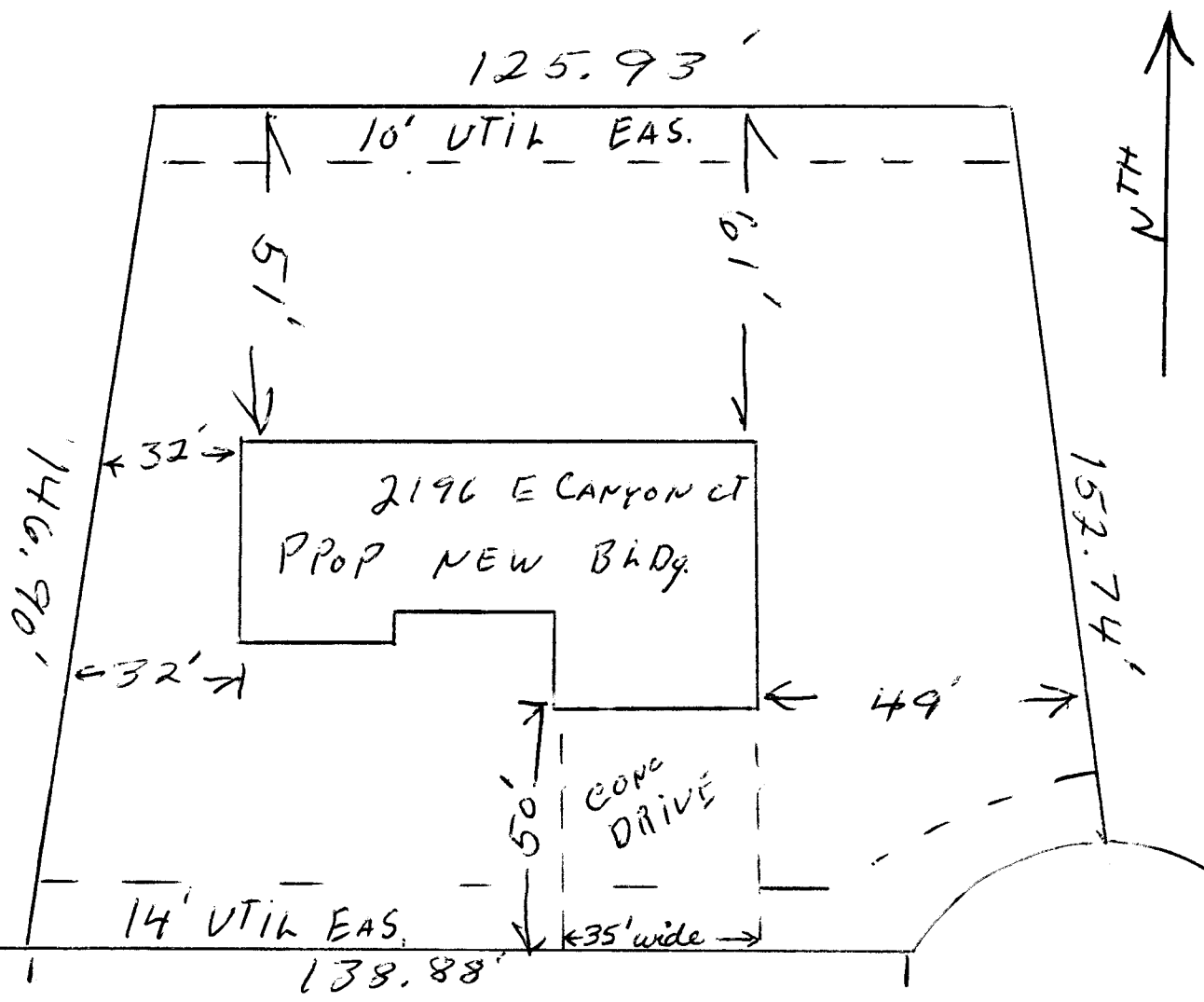
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Leroy Jensen Date 3-17-97
 Department Approval Santa J. Castello Date 3-21-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10004
 Utility Accounting [Signature] Date 3-21-97

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)



E. CANYON CT

ACCEPTED 2/21/97
 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. O. Clark
 3-18-97