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|--------|----|
| FEE \$ | 10 |
| TCP \$ | 0  |
| SIF \$ | 0  |



BLDG PERMIT NO. 102107

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

Canyon Court West

BLDG ADDRESS 2187 West Canyon Ct TAX SCHEDULE NO. 2947 351-08-016

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,100

FILING 1 BLK 2 LOT 16 SQ. FT. OF EXISTING BLDG(S) 0

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

(1) ADDRESS 2936 GRD

(1) TELEPHONE 243-8531 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Todd Holgate USE OF EXISTING BLDGS Residential

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: Single

(2) TELEPHONE \_\_\_\_\_ Family Residential

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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' but 30' on Cul de sacs 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 1401 TRAFFIC 104 ANNEX# \_\_\_\_\_

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 Todd Holgate Date 9-25-97

Department Approval [Signature] Date 9-25-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 10559

Utility Accounting [Signature] Date 9/25/97

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

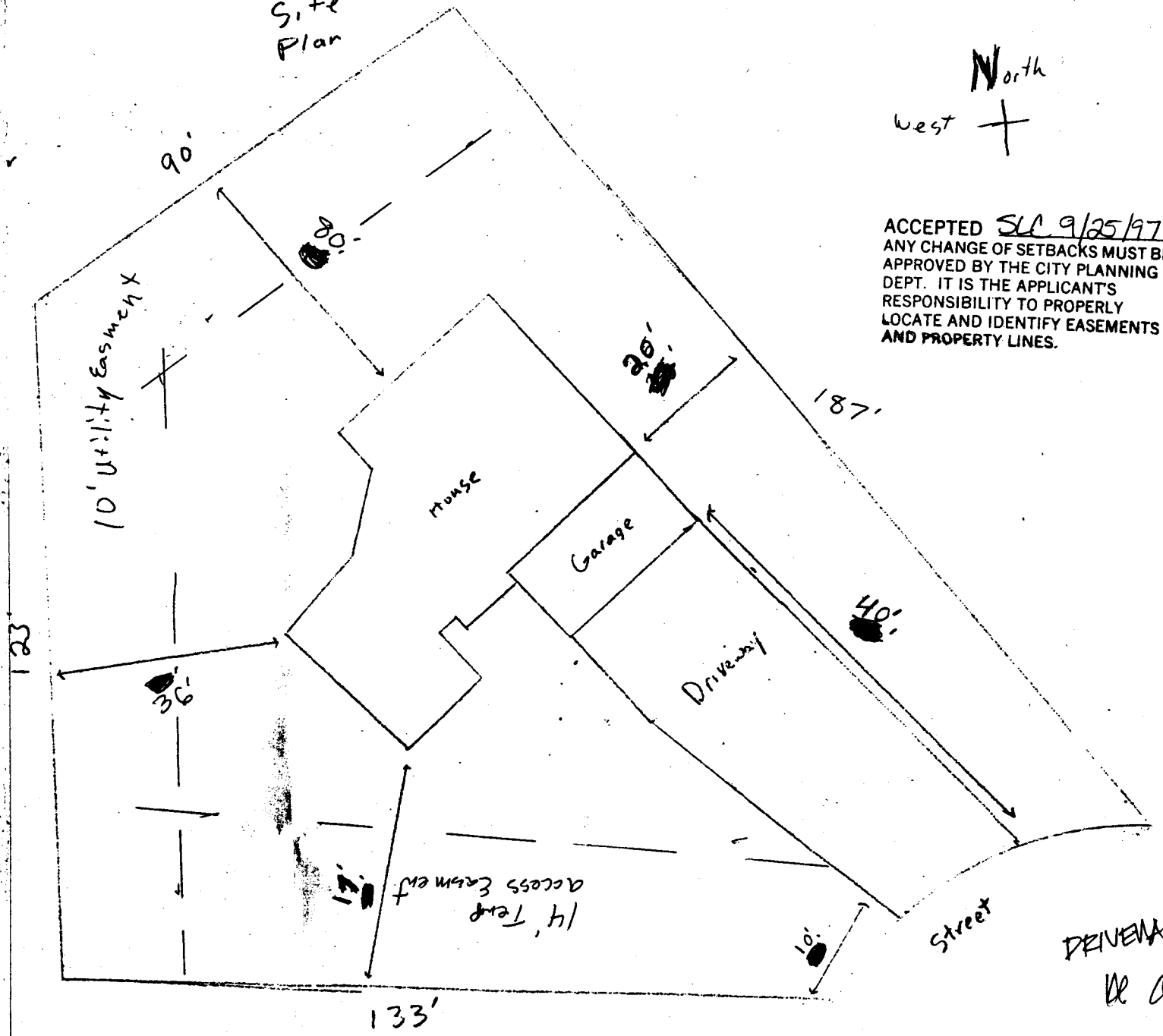
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Site Plan

North  
West +

Not to Scale  
2187 West Canyon Court

ACCEPTED SLL 9/25/97  
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.  
R. Oshida  
9/25/97