

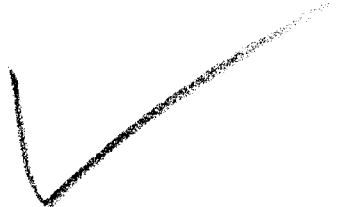
FEE \$ 10 -
TCP \$ -0 -

BLDG PERMIT NO. 59527

PLANNING CLEARANCE

S-30-2760-01-7

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2164 Canyon View TAX SCHEDULE NO. 2947-351-12-008
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 380
 FILING 2 BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) 2400?
 (1) OWNER Darrel Stokes NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 2164 Canyon View NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 243-8468 USE OF EXISTING BLDGS Home
 (2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: addition
 (2) ADDRESS _____ on North End of AUST 12/18
 (2) TELEPHONE _____

REQUIRED: ^{One} ~~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 30' from property line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 15' from PL Rear 25' from PL
 Maximum Height _____ CENSUS TRACT 64 TRAFFIC ZONE 1401

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).

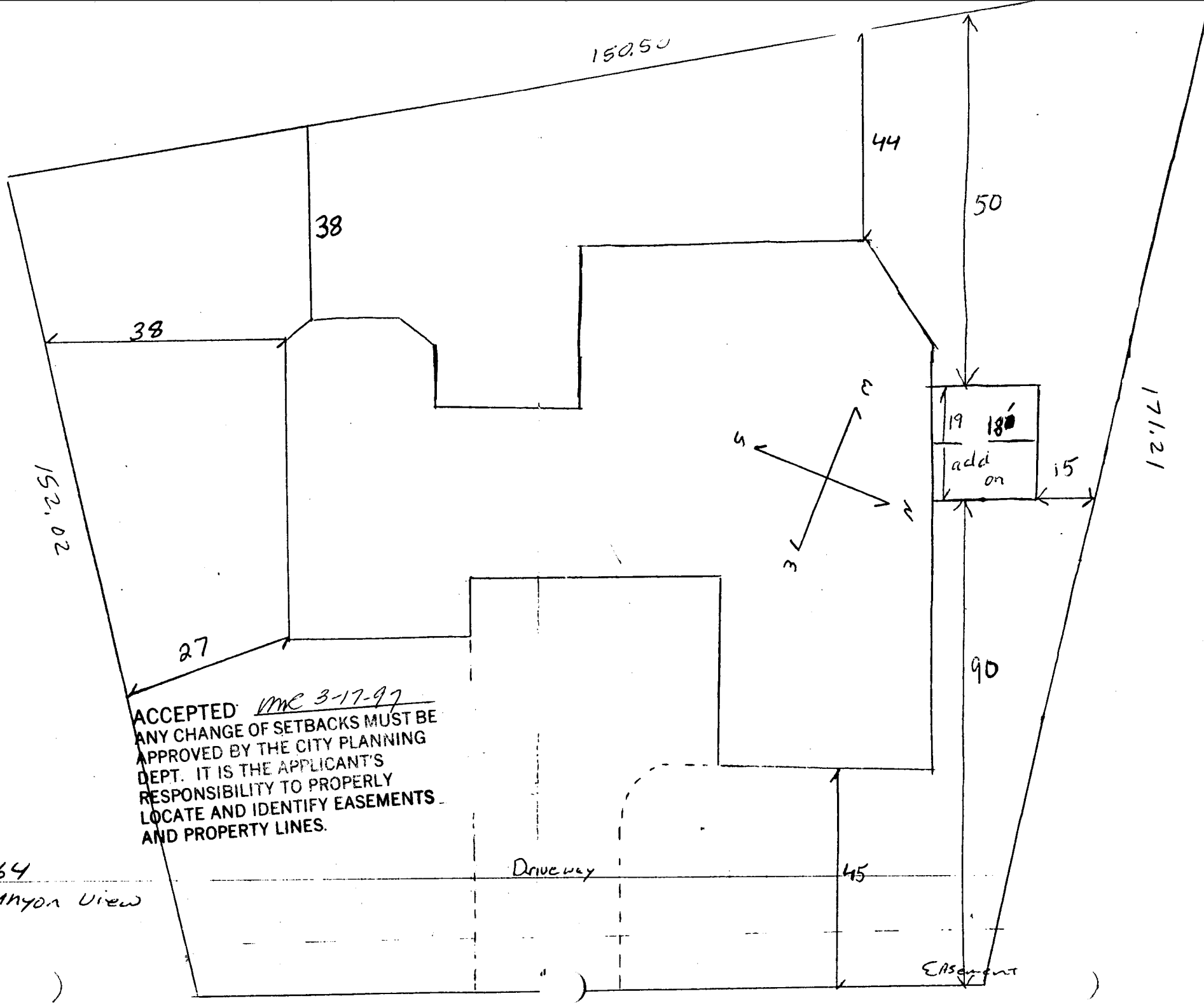
Applicant Signature [Signature] Date 3/17/97
 Department Approval [Signature] Date 3-17-97

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

Utility Accounting [Signature] Date 3-17-97

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)



ACCEPTED VMC 3-17-97
 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.

2164
 Canyon View

Driveway

Easement