

FEE \$ 10.00
TCP \$ -0

BLDG PERMIT NO. 102914

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2170 CanyonView Dr TAX SCHEDULE NO. 2947-351-12-005
SUBDIVISION CanyonView SQ. FT. OF PROPOSED BLDG(S) ADDITION approx 2300
FILING 2 BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) n/a
(1) OWNER Bobbie + Lanny Paulson NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 6216 N17th St
(1) TELEPHONE 970/241-6788 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT same USE OF EXISTING BLDGS Single Family
(2) ADDRESS ↓ DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE ↓ New 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) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Side 15' from PL Rear 25' from PL Special Conditions No TCP Required
Maximum Height _____ File 214-94
CENS.T. 14 T.ZONE 606 ANN# _____

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).

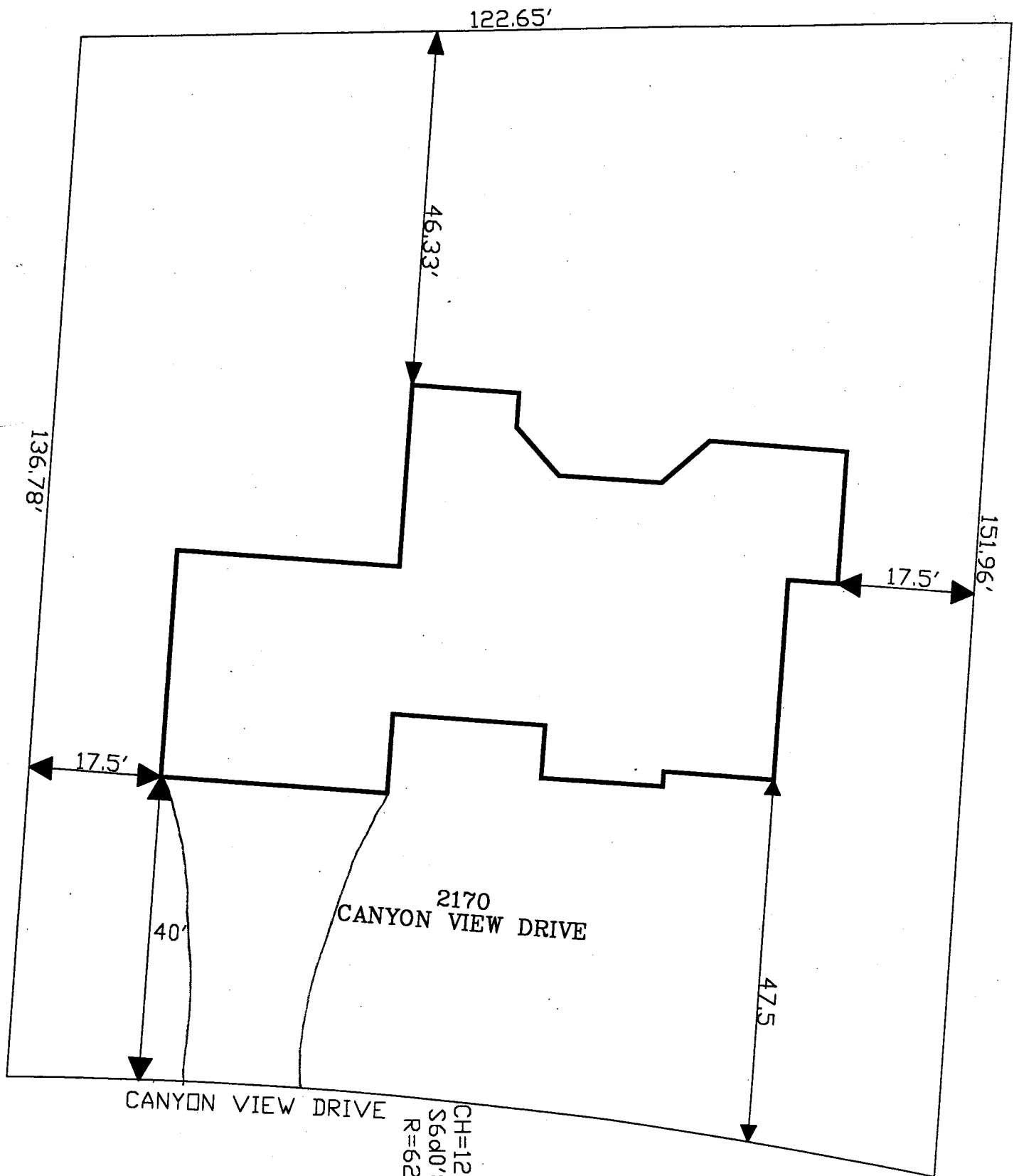
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Bobbie Paulson Date 11/12/97
Department Approval Antonia Castella Date 11-12-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. w/o 10714
Utility Accounting M Cole Date 11-12-97

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)



2170
CANYON VIEW DRIVE

CANYON VIEW DRIVE

CH=122.70
S64°0'8"W
R=622d

DRIVEWAY LOCATION OK
J. Clerk
11-12-97

ACCEPTED SLC 11-12-97
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.