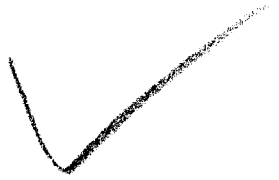


FEE \$	<u>10⁰⁰</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. 59145

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2179 CANYON VIEW</u>	TAX SCHEDULE NO. <u>2947-351-11-004</u>
SUBDIVISION <u>CANYON VIEW</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2300</u>
FILING <u>2</u> BLK <u>2</u> LOT <u>4</u>	SQ. FT. OF EXISTING BLDG(S) <u>NA</u>
(1) OWNER <u>Rich Weimer</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS _____	NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-4159</u>	USE OF EXISTING BLDGS _____
(2) APPLICANT <u>LOPEZ Const.</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>3032 E 1/2 Rd.</u>	
(2) TELEPHONE <u>434-5954</u>	<u>SINGLE FAMILY RES.</u>

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 <u>PR-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>40'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>15'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height _____	CENSUS TRACT <u>1401</u> TRAFFIC ZONE <u>64</u>

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 Chad In Date Feb-19-97

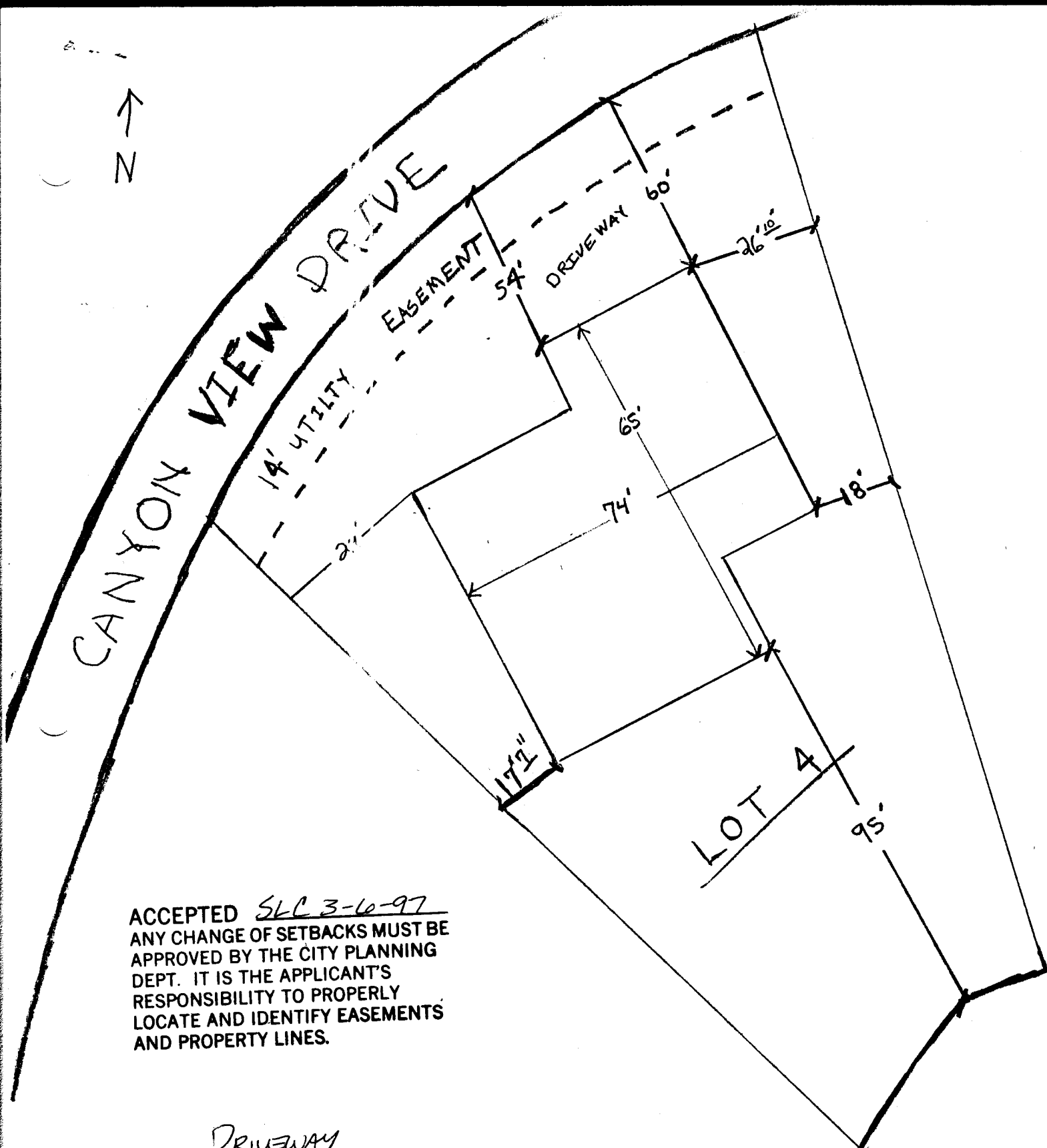
Department Approval Antonia Costello Date 3-6-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 9946

Utility Accounting Patricia Nelson Date 3/6/97

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 SLC 3-6-97
 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. [Signature]
 2-19-97