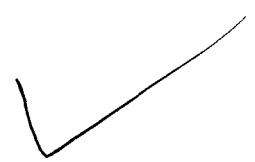


FEE \$ 10 -
TCP \$ -0 -

BLDG PERMIT NO. 59232

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2151 S. CANYON VIEW TAX SCHEDULE NO. 2947-351-13-001
 SUBDIVISION CANYON VIEW ~~MINNAPARK~~ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1973
 FILING 3 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER LOREN MOGENSEN NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1716 ROOD AVE.
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-7067 USE OF EXISTING BLDGS N/A.
 (2) APPLICANT LOREN MOGENSEN DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 1716 ROOD AVE. SINGLE FAMILY RESIDENCE
 (2) TELEPHONE 241-7067

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 30' from property line (PL) Parking Req't 2
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 25' from PL Special Conditions ACCO approval
required
 Maximum Height _____ CENS.T. 1401 T.ZONE 64 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 [Signature] Date FEB. 20, '97

Department Approval [Signature] Date 2-24-97

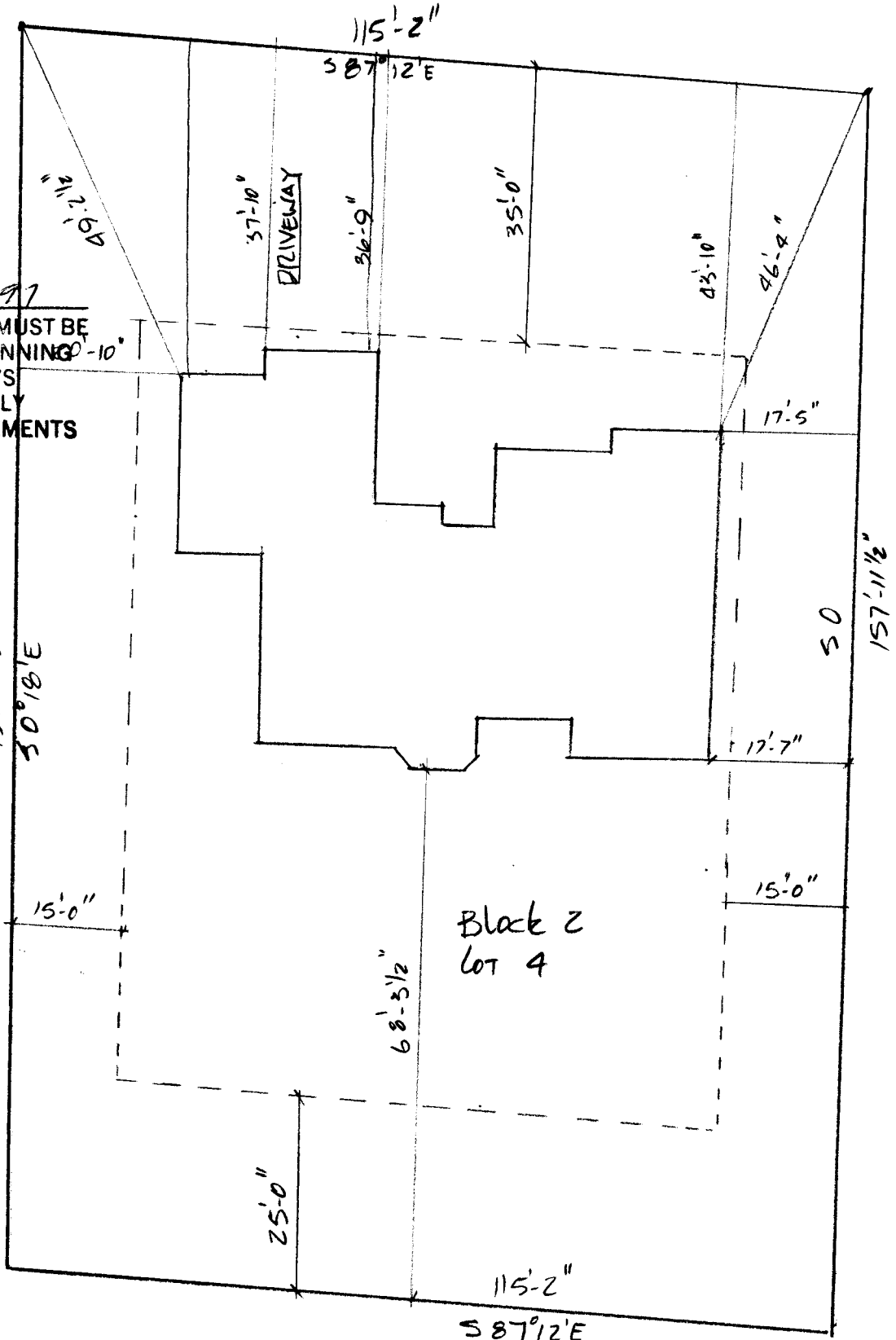
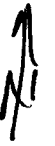
Additional water and/or sewer tap fee(s) are required. YES NO W/O No. 9910

Utility Accounting [Signature] Date 2-24-97

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)

2151 S. CANYON VIEW DR.



ACCEPTED MR 2-24-97
 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
 Jo Wilsa
 2-20-97