

Planning \$ <u>10⁻</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>292⁰⁰</u>

BLDG PERMIT NO. <u>59734</u>
FILE #

PLANNING CLEARANCE

~~(Site plan review, multi-family development, not residential development)~~

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2152 South Canyon View Drive TAX SCHEDULE NO. 2947-351-14-005
 SUBDIVISION Canyon View Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1940
 FILING 3 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) ~~1940~~
 (1) OWNER KINKEAD NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 CONSTRUCTION
 (1) ADDRESS 2152 S. CANYON VIEW DR NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE _____
 (2) APPLICANT KODIAK CUSTOM HOMES USE OF ALL EXISTING BLDGS NONE
 (2) ADDRESS 2449 H ROAD DESCRIPTION OF WORK & INTENDED USE: _____
 (2) TELEPHONE 242-0407 NEW HOME

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-2 Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front 30' from Property Line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side 15' from PL Rear 25' from PL Special Conditions: ACCD approval req'd.
 Maximum Height _____
 Maximum coverage of lot by structures _____ Census Tract 1401 Traffic Zone 64 Annx # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

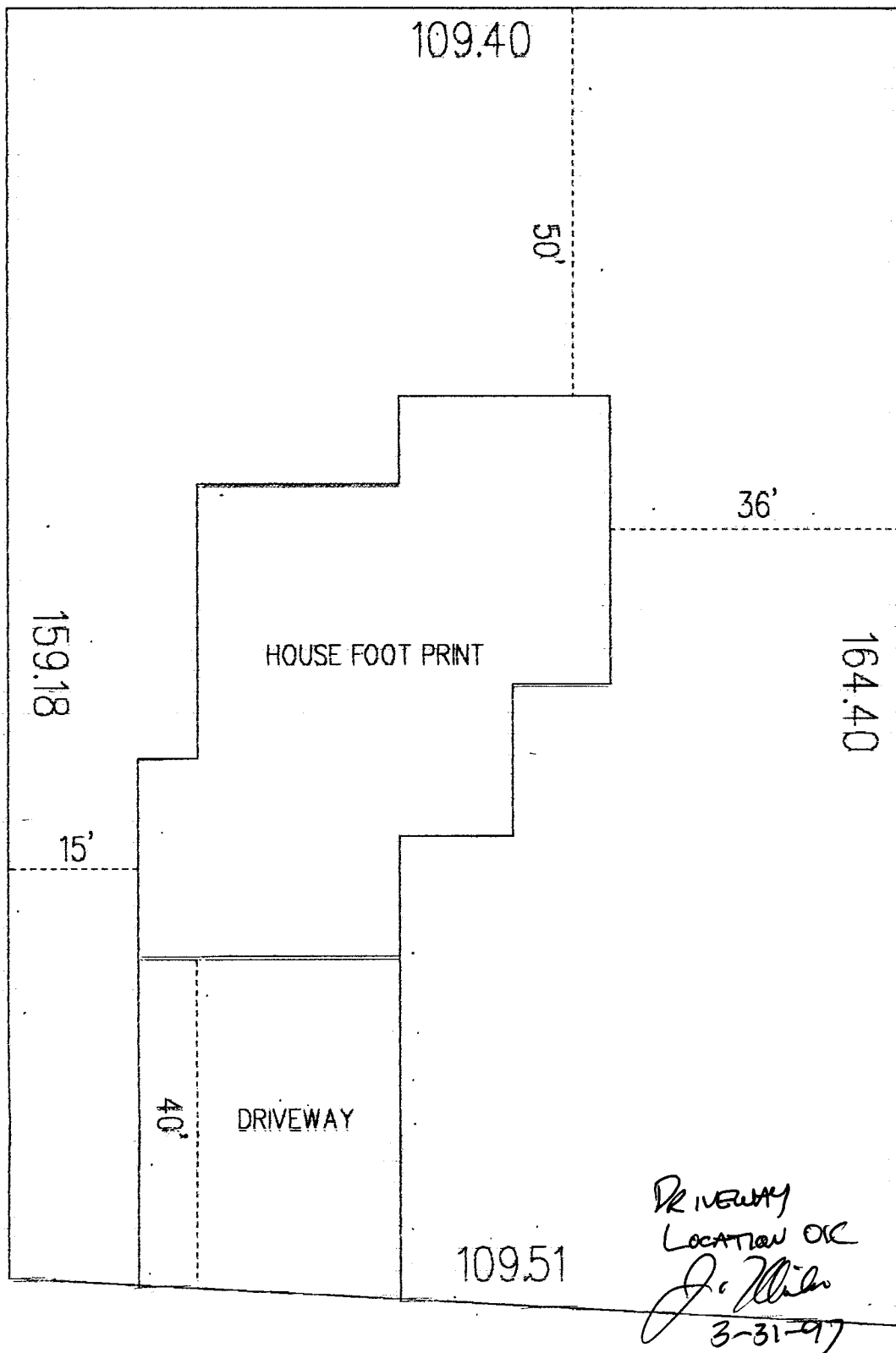
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Pat Bair Date 3-27-97
 Department Approval Antonia J. Castello Date 4-9-97
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10083
 Utility Accounting Jessy Shupe Date 4/9/97

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 4/9/97
 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.

CANYON VIEW DRIVE