

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 11554

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2157 S. Canyon View TAX SCHEDULE NO. 2947-351-15-007
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2377
 FILING 3 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Moore NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS Same
 (1) TELEPHONE 523-7743 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Dave Begg USE OF EXISTING BLDGS New Res
 (2) ADDRESS 371 Lime Kiln Way DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 241-2734 New Res

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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'mt _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32'
 CENSUS 1401 TRAFFIC 91 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).

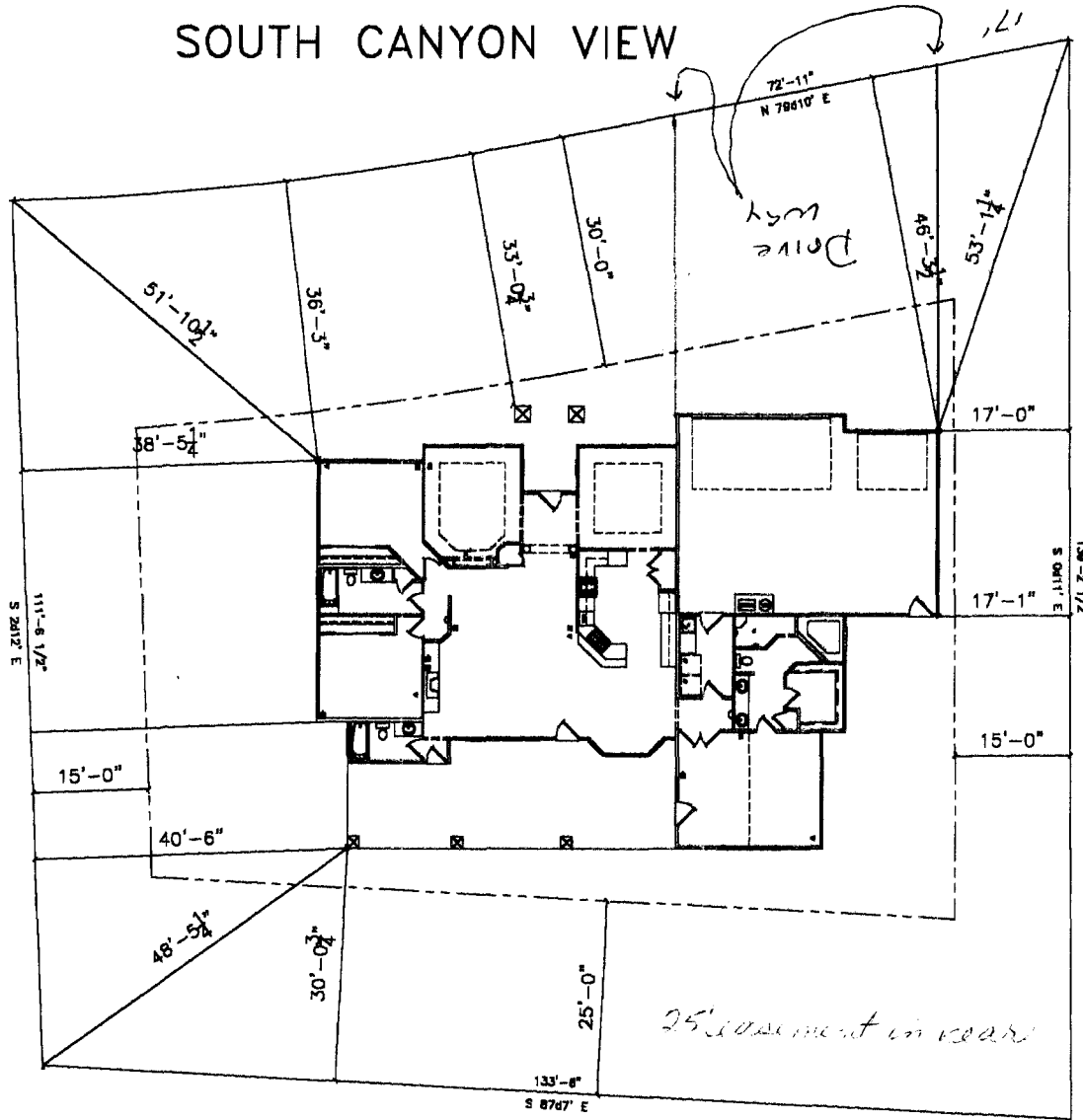
Applicant Signature [Signature] Date 8-7-98
 Department Approval [Signature] Date 8-17-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11531
 Utility Accounting [Signature] Date 8/17/98

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)

SOUTH CANYON VIEW



S. Canyon View Dr.

BLOCK 2
LOT 7, FILING 3
CANYON VIEW

ACCEPTED *Donnie 1/12*
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.

TRINITY LOCATED O.K.
ll *ll* 01/19/18

PLOT PLAN
SCALE: 1/8" = 1'-0" (EXCEPT WHERE)