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BLDG PERMIT NO.	68743
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

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BLDG ADDRESS	<u>2166 Canyon View</u>	TAX SCHEDULE NO.	<u>2947-351-12-007</u>
SUBDIVISION	<u>Canyon View</u>	SQ. FT. OF PROPOSED BLDG(S)	<u>ADDITION 240</u>
FILING BLK	<u>2 3</u> LOT <u>7</u>	SQ. FT. OF EXISTING BLDG(S)	<u>2316</u>
(1) OWNER	<u>CHUCK STEELE</u>	NO. OF DWELLING UNITS	BEFORE: <u>4</u> AFTER: <u>4</u> THIS CONSTRUCTION
(1) ADDRESS	<u>2166 Canyon View</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>245-0679</u>	USE OF EXISTING BLDGS	<u>RESIDENCE</u>
(2) APPLICANT	<u>GREG DUFF</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>COVER &</u>
(2) ADDRESS	<u>2099 K Rd</u>		<u>SCREEN PORCH OVER EXISTING PATIO</u>
(2) TELEPHONE	<u>243-6293</u>		

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	<u>PR-2</u>	Maximum coverage of lot by structures	<u>—</u>
SETBACKS: Front	<u>40'</u> from property line (PL)	Parking Req'mt	<u>—</u>
or	from center of ROW, whichever is greater	Special Conditions	<u>—</u>
Side	<u>15'</u> from PL		
Rear	<u>25'</u> from PL		
Maximum Height	<u>—</u>	CENSUS	<u>1401</u> TRAFFIC
			<u>104</u> ANN#

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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	<u>Gregory Duff</u>	Date	<u>2/16/99</u>
Department Approval	<u>X Valdez</u>	Date	<u>2-17-99</u>

Additional water and/or sewer tap fee(s) are required: YES — NO ← W/O No. TR-88606

Utility Accounting	<u>Chubasco</u>	Date	<u>2-17-99</u>
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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)

IMPROVEMENT LOCATION CERTIFICATE

2166 CANYON VIEW DRIVE

WESTERN COLORADO TITLE #95-11-158V
STEELE ACCT.
LOT 7 IN BLOCK 3 OF CANYON VIEW SUBDIVISION PHASE I,
MESA COUNTY, COLORADO.

KV 2-17-99

APPROVED FOR THE RECORD BY THE COUNTY CLERK
MESA COUNTY, COLORADO
ON 2/17/99
FOR THE PURPOSES OF THE EASEMENTS
AND PROPERTY LINES.



SCALE: 1" = 30'

