

FEE \$	10.-
TCP \$	0
SIF \$	<del>2000</del> 0



BLDG PERMIT NO.	68410
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## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

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BLDG ADDRESS <u>2186 Canyon View Dr.</u>	TAX SCHEDULE NO. <u>2947 351 10 001</u>
SUBDIVISION <u>Canyon View</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2673 S.F.</u>
FILING <sup>7</sup> BLK <u>1</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) <u>N/A</u>
(1) OWNER <u>Chris + Michelle Cuoco</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>PO Box 9324</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>H.J. 81501</u>	USE OF EXISTING BLDGS <u>N/A</u>
(2) APPLICANT <u>Marcia Built</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>481 Fruitwood Dr.</u>	
(2) TELEPHONE <u>523 5445</u>	<u>new home w/ basement</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>RH-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 <u>2</u>
Side <u>15'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height _____	CENSUS <u>1401</u> TRAFFIC <u>141</u> ANNX# _____

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 [Signature] Date 2/4/99

Department Approval [Signature] Date 2-5-99

Additional water and/or sewer tap fee(s) are required:  YES  NO W/O No. 11910

Utility Accounting [Signature] Date 2/5/99

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)

N ↑

