

FEE \$	5 ⁰⁰
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 74089



Your Bridge to a Better Community

BLDG ADDRESS 2187 CANYON CT, W. SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2947-351-08-016 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION CANYONVIEW TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK 2 LOT 1 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER DON SCHNEIDER NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 2187 CANYON CT, W. USE OF EXISTING BUILDINGS SINGLE FAMILY

(1) TELEPHONE 241-8714 DESCRIPTION OF WORK & INTENDED USE ADD 1 Bedroom + 1 BATH

(2) APPLICANT LEITER CONST, INC TYPE OF HOME PROPOSED:
____ Site Built _____ Manufactured Home (UBC)
____ Manufactured Home (HUD)
____ Other (please specify) _____

(2) ADDRESS 355 25th Rd

(2) TELEPHONE 242-3571

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 40' from property line (PL) Permanent Foundation Required: YES X NO _____
or _____ from center of ROW, whichever is greater

Side 15' from PL, Rear 25' from PL Parking Req't Still Remaining as Single-Family

Maximum Height _____ Special Conditions ACCO Approval Required

CENSUS 1401 TRAFFIC 04 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 Keith Leiter Date 2-25-00

Department Approval Alisa Inagon Date 2/25/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Debra Oberholt</u>	Date <u>2/28/00</u>		

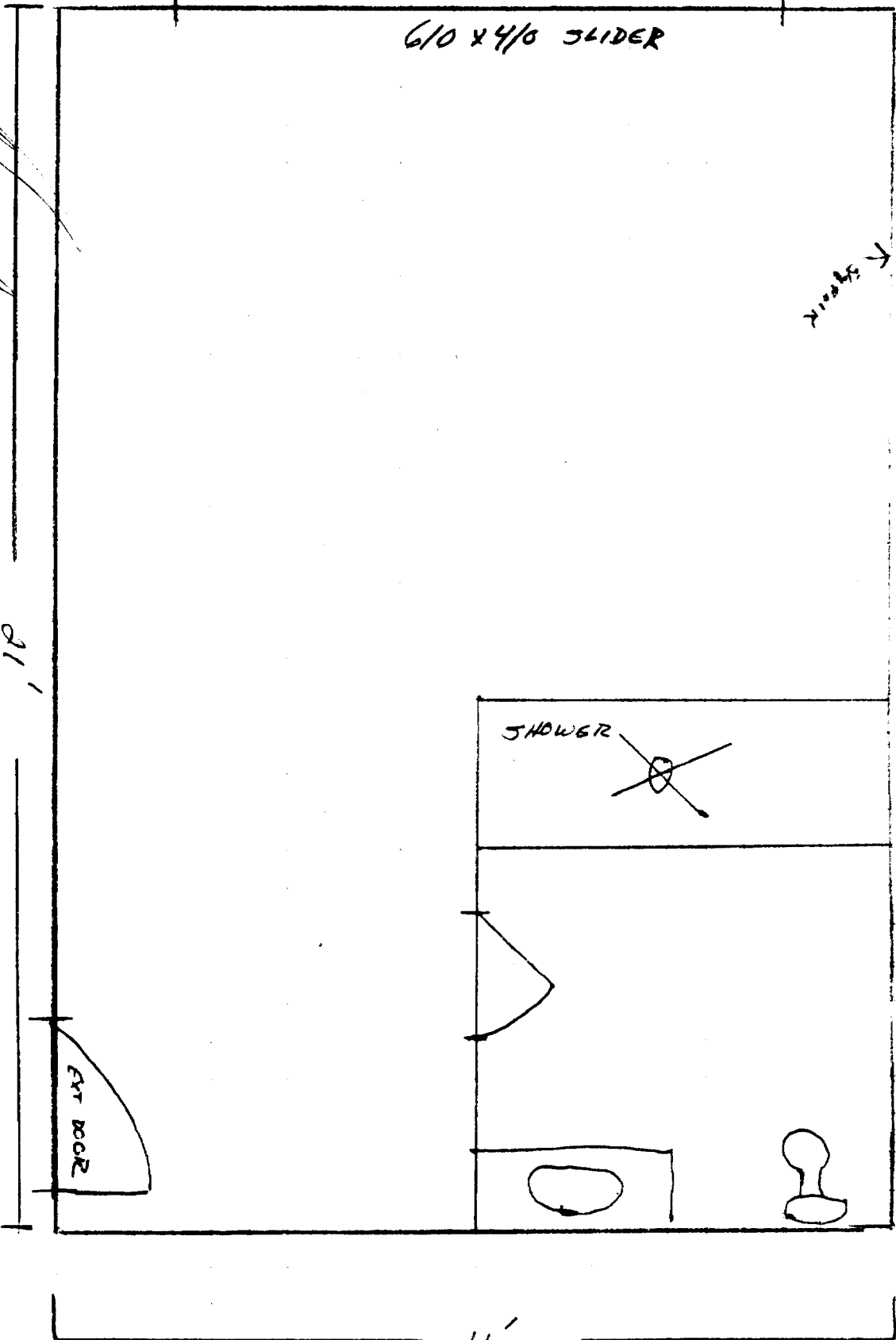
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LEWIS WALL

R-15 w/ 3/4 FIRECODE ON BOTH SIDES OF WALL
← 3/4 brick

6/0 x 4/0 SLIDER



ACCEPTED
 ANY CHANGE OF SETBACKS AND
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY CASEMENTS
 AND PROPERTY LINES.

15th August 2/28/20

2187 Canyon Q. W.