

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 70354



Your Bridge to a Better Community

BLDG ADDRESS 2191 Canyon View Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 210

TAX SCHEDULE NO. 2947-351-08-004 SQ. FT. OF EXISTING BLDGS 2200

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 2410

FILING 1 BLK 2 LOT 4

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Jerry L. Jackson

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 2191 Canyon View Dr.

USE OF EXISTING BUILDINGS Home

(1) TELEPHONE (970) 263-4946

DESCRIPTION OF WORK & INTENDED USE Shed-Workshop

(2) APPLICANT Same

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS Same

(2) TELEPHONE Same

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 PD

Maximum coverage of lot by structures —

SETBACKS: Front 40' from property line (PL)
 or — from center of ROW, whichever is greater

Permanent Foundation Required: YES — NO —

Side 15' from PL, Rear 25' from PL

Parking Req'mt —

Maximum Height —

Special Conditions ACC required

CENSUS 1401 TRAFFIC 64 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 Jerry Jackson

Date 8/11/00

Department Approval C. Jayk Nelson

Date 8/11/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O <u>No chg in use</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>8/11/00</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)

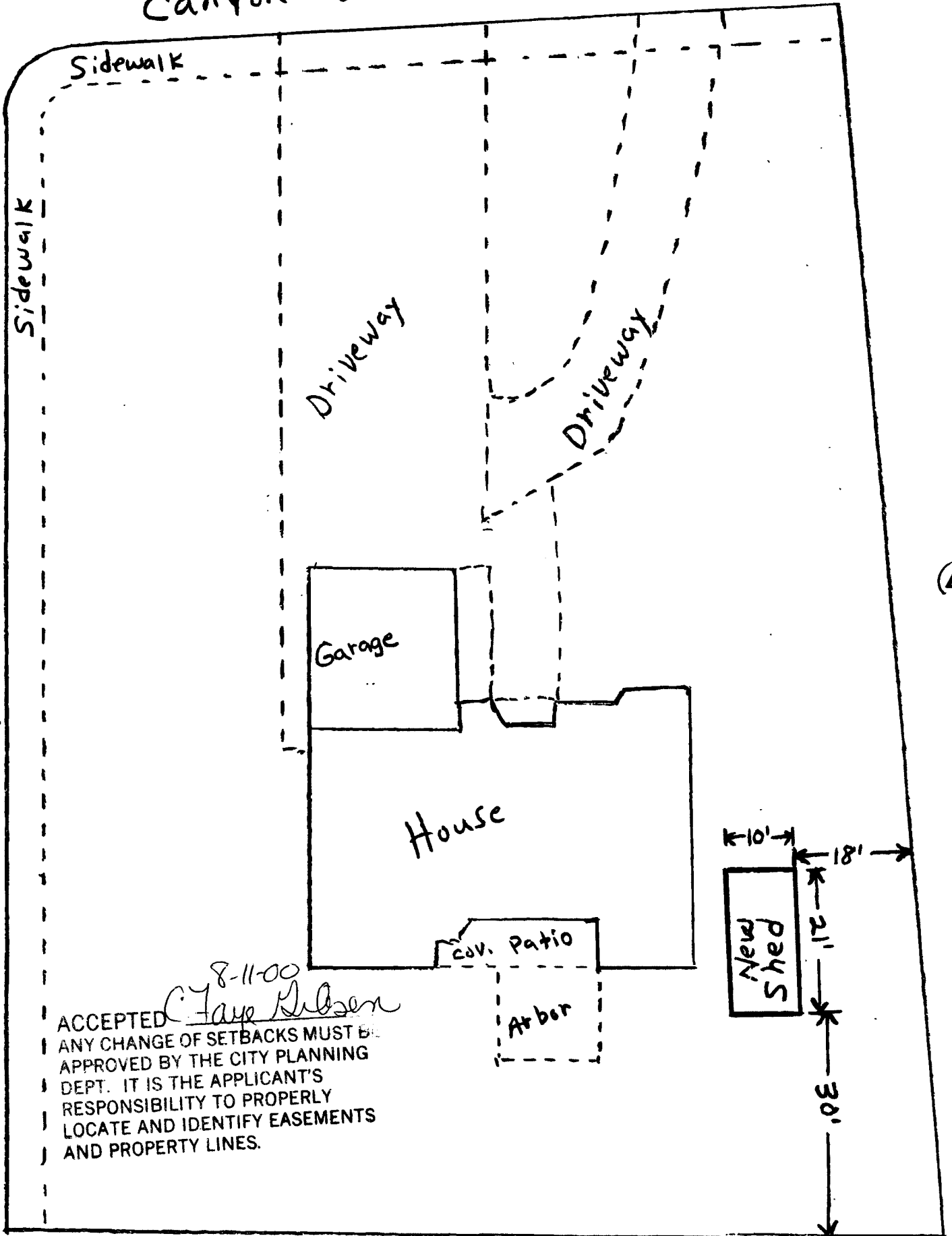
Jerry L. Jackson (N)
263-4946

2191 Canyon View Drive
Lot 4 0.504 AC

Canyon View Drive

(W) Canyon Court

(E)



8-11-00
C. Faye Nelson
ACCEPTED
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.

(S)