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# PLANNING CLEARANCE

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

BLDG PERMIT NO. 80278



Your Bridge to a Better Community

23459-15055

BLDG ADDRESS 2193 CANYON VIEW SQ. FT. OF PROPOSED BLDGS/ADDITION 256

TAX SCHEDULE NO. 2947-351-08-003 SQ. FT. OF EXISTING BLDGS 2100

SUBDIVISION CANYON VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 2356

FILING 1 BLK 1 LOT 3 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER LANDEN & DEBBIE BROTIEN NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 2193 CANYON VIEW USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 243-2247 DESCRIPTION OF WORK & INTENDED USE PORCH/ENCLOSED

(2) APPLICANT MUSTANG BUILDERS TYPE OF HOME PROPOSED:

(2) ADDRESS 3658 G.W. RD PAL. CO.  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) PORCH ADDITION

(2) TELEPHONE 464-4767 / 234-6448

**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 30%

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

Side 15' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions    

CENSUS 1401 TRAFFIC U4 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 [Signature] Date 6-12-01

Department Approval [Signature] Date 6/12/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Letter transfer</u>	Date	<u>6-12-01</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)

2193 CANYON VIEW DR,  
 LOT - SETBACKS - PROPOSED PORCH ADDITION  
 NOT TO SCALE

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

*John M. Moore*

