

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 86231



*ac*

Your Bridge to a Better Community

2199 KKA 9/23/02

BLDG ADDRESS 2991 Canyon Ct East SQ. FT. OF PROPOSED BLDGS/ADDITION 800

TAX SCHEDULE NO. 2947-351-08-009 SQ. FT. OF EXISTING BLDGS 1800

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 2600

FILING 1 BLK 2 LOT 9 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER John Lorentzen NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 2991 Canyon Ct. East USE OF EXISTING BUILDINGS Residents

(1) TELEPHONE 24-54444 DESCRIPTION OF WORK & INTENDED USE 2 bed room bath + shop

(2) APPLICANT Jim Mullis TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2208 Mudgett Ave  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE 243-5184

**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) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 15' from PL, Rear 25' from PL Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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).

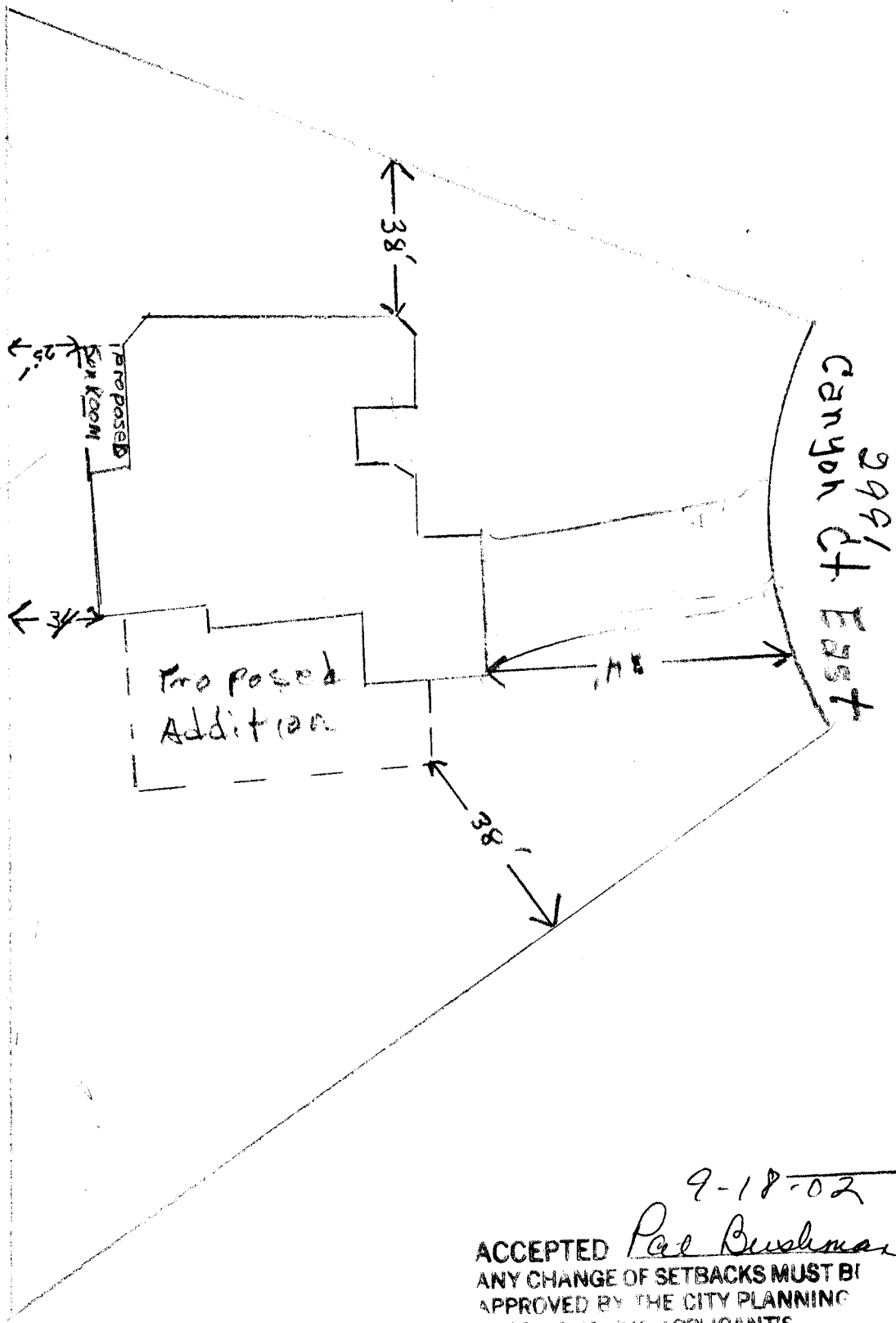
Applicant Signature Jim Mullis Date 9-18-02

Department Approval Lee Bushman Date 9-18-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	Date <u>9/18/02</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)



9-18-02

ACCEPTED *Pat Bushman*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENT  
 AND PROPERTY LINES

2944-351-08-009