

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 3081 Canyonview Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1611

TAX SCHEDULE NO. 2943-161-45-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Ile TOTAL SQ. FT. OF EXISTING & PROPOSED 1611

FILING \_\_\_\_\_ BLK 1 LOT 3 NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) OWNER Housing Resources

(1) ADDRESS 524 30th Rd #3 Eddy

USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 241-2871 x106 message

DESCRIPTION OF WORK & INTENDED USE New Single Family

(2) APPLICANT SAME

TYPE OF HOME PROPOSED:

Site Built \_\_\_\_\_ Manufactured Home (UBC)

\_\_\_\_\_ Manufactured Home (HUD)

\_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 RMF-5

Maximum coverage of lot by structures led 90

SETBACKS: Front 20' from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 5' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions \_\_\_\_\_

CENSUS C TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 6/30/04

Department Approval NAC. Jare Hall

Date 7/1/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17401</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/1/04</u>		

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

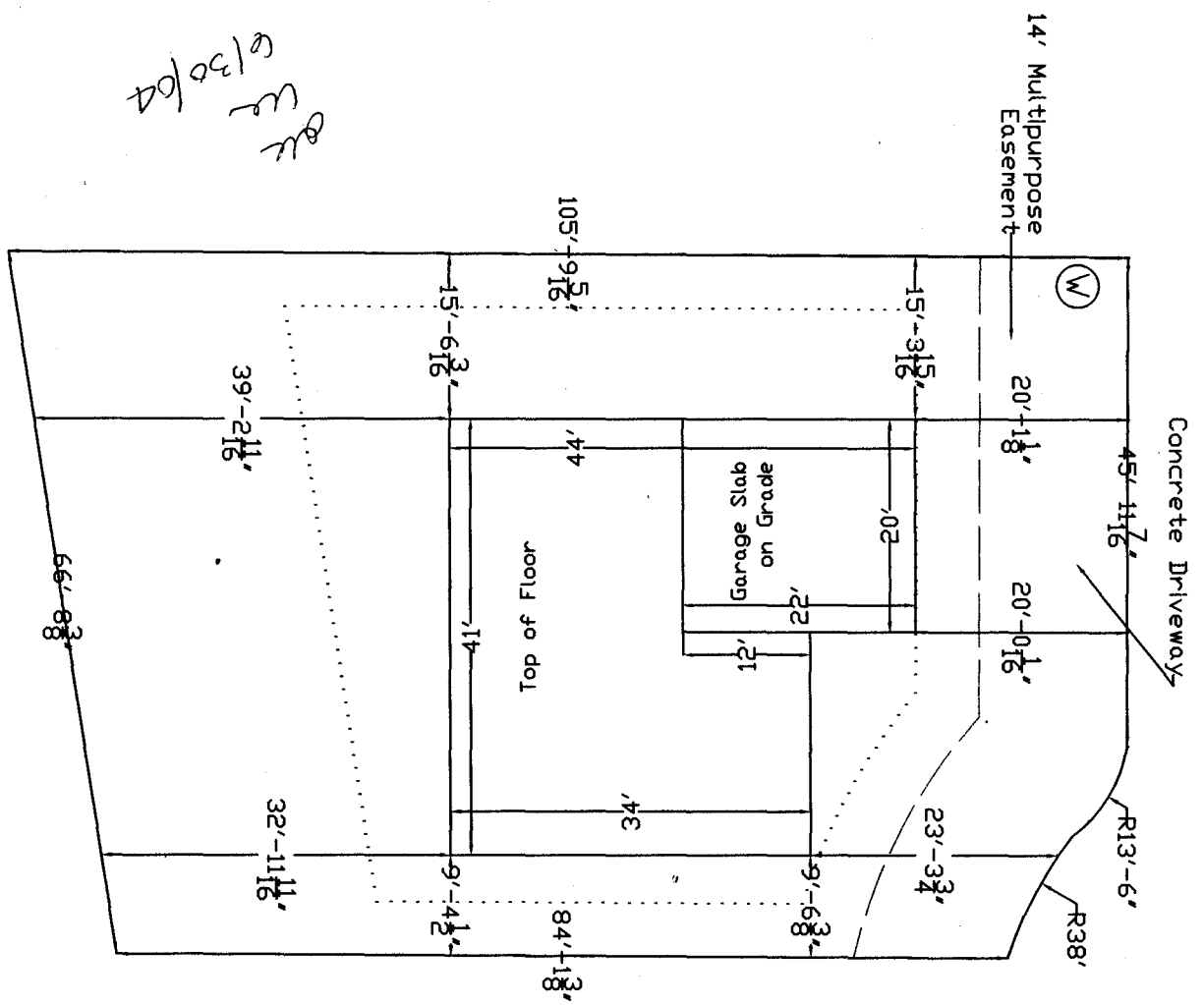
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

DATE APPROVED



*all  
w/c  
6/30/04*

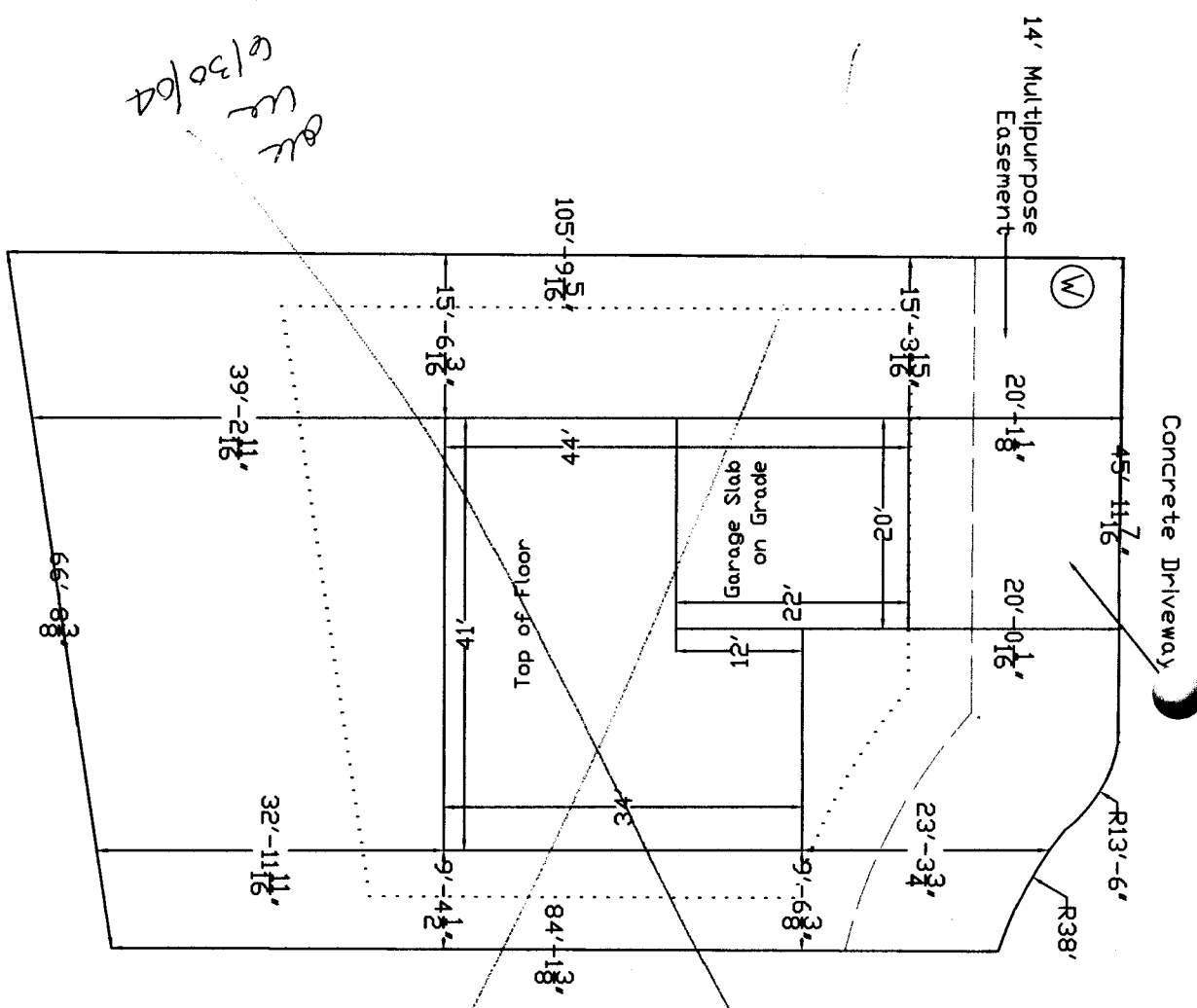
*7/16/04  
C. Jay Hall*

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.

Driveway Area Approx. 573 Sq. Ft.

<p style="text-align: center;">4 N</p>		Residence	
		3081 Canyonland Drive	
Lot 3 Block 1	Iles Subdivision	SQ.FT. 6538	
SCALE	Housing Resources		

DATE APPROVED



*all  
we  
6/30/04*

**ACCEPTED**  
*7/16/04*  
*John Hall*  
 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.

Driveway Area Approx. 573 Sq. Ft.

<p>4 N</p>		Residence	
		3081 Canyonland Drive	
<p>Lot 3 Block 1</p>		<p>Ites Subdivision</p>	<p>SQ.FT. 6538</p>
<p>Scale</p>		<p>Housing Resources</p>	