

FEE \$ <u>10<sup>00</sup></u>
TCP \$ <u>/</u>
SIF \$ <u>/</u>

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

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

Building Address 2192 Canyon View Drive  
Grand Junction Co 81503  
 Parcel No. BLOCK 1 LOT 4  
2947 351 07 004  
 Subdivision Canyon View Subdivision  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 2 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 3502 Sq. Ft. Proposed 48  
 Sq. Ft. of Lot / Parcel see attached map  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 85 3/4 inches

**OWNER INFORMATION:**

Name William A Holgate  
 Address 2192 Canyon View Drive  
 City / State / Zip Grand Junction, Co 81503

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Green House 8'x6'

**APPLICANT INFORMATION:**

Name William A Holgate  
 Address 2192 Canyon View Drive  
 City / State / Zip Grand Junction Co  
 Telephone 970-245-6132

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): Green House

NOTES: \_\_\_\_\_

**PAID**

**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 _____	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 William A Holgate Date June 17, 2008  
 Department Approval Pat Dunsen Date 6/17/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C Beuseley</u>	Date <u>6/17/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NORTH

276.86'

100'

VACANT LOT SHOWING PROPOSED RESIDENT AND UTILITY BLDG.

DRIVEWAY

MAIN FLOOR 1800 FT<sup>2</sup>

GARAGE 1450 FT<sup>2</sup>

50 FEET SETBACK

30 FEET SETBACK

15 FEET SETBACK

98 FT<sup>2</sup> Green House

192 FT<sup>2</sup> UTILITY BLDG.

201.15'

10 FEET IRRIGATION EASEMENT  
14 FEET UTILITY EASEMENT

NO SCALE

Block 1, Lot 4, Canyon View Subdivision

2192 CANYON VIEW DRIVE  
GRAND JUNCTION, CO. 81503

William A. and Grace E. Holgate

11112

STREET

