

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

BLDG PERMIT NO. 54097

*lpc  
tcp*

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2193 Canyon View Dr TAX SCHEDULE NO. 2947-351-08-003  
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2137  
 FILING 2 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER CASTLE CONST NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3068 Durant G.J. Co 8504 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 434-2267 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT CASTLE CONST DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS SAME Single Family  
 (2) TELEPHONE \_\_\_\_\_

**REQUIRED:** Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR-2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 40' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 15' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ CENS.T. 14 T.ZONE 64 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Stegner Date 11/6/95  
 Department Approval Marcia Rabideaux Date 11/8/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8734 S/F  
 Utility Accounting Melanie Fowler Date 11-8-95

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)

150.56



CASTLE CONSTRUCTION

BILL FITZGERALD  
"It's not just a home, it's a Castle"

Contractors License No.  
2950784

3068 Dupont Court  
Grand Junction, CO 81504

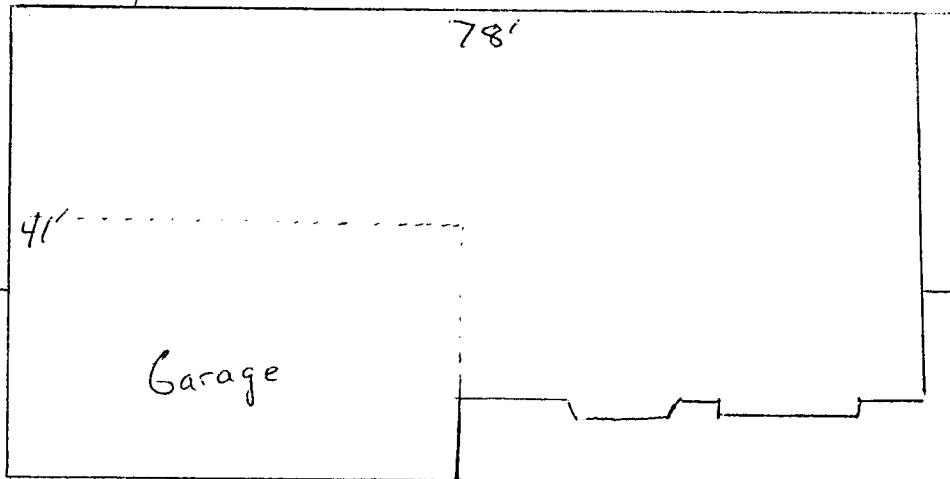
(970) 434-2267  
Pager (970) 256-3319

71.5

ACCEPTED Mr 11-8-95  
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.

176.75

162.50



129.58

2193 Canyon View Dr