

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 54476

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

PC ✓ TCP 0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2198 Canyon View PR TAX SCHEDULE NO. 2947-351-07-001
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2001
 FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER SCOTT + FRANKINE HOGUE NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS _____
 (2) ADDRESS 3068 Dupont st. G.S. CO 81504 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 434-2267 ~~7~~ Single Family

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) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____
 CENS.T. 14 T.ZONE 64 ANNEX# _____

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 [Signature] Date 12/11/95
 Department Approval Ronnie Edwards Date 12/12/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8818
 Utility Accounting Richardson Date 12-12-95

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)

133.40



CASTLE CONSTRUCTION

BILL FITZGERALD

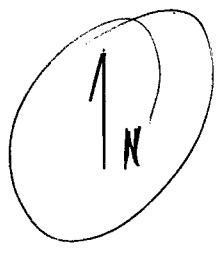
"It's not just a home, it's a Castle"

Contractors License No.
2950784

3068 Dupont Court
Grand Junction, CO 81504

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

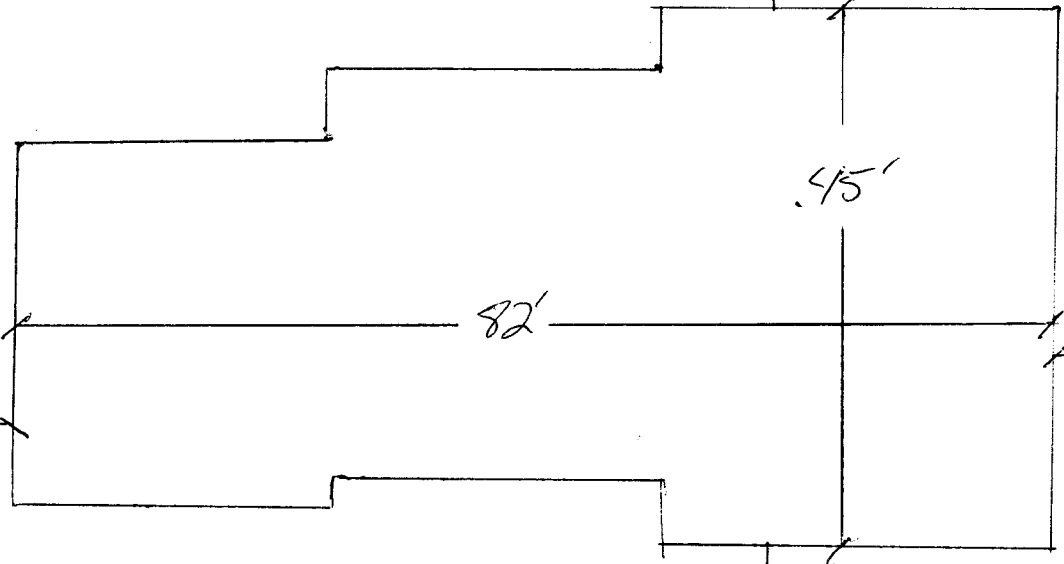
73.57'



OPEN SPACE

168.57

20'



129.26

ACCEPTED *Ronnie* 12/12/95
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.

50'

2198 CANYON VIEW DR.

FRONT