

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 55500

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2186 Canyon View</u>	TAX SCHEDULE NO. <u>2947-351-07-002</u>
SUBDIVISION <u>Canyon View</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2137</u>
FILING <u>1</u> BLK <u>1</u> LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>William Fitzgerald</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS _____	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>248-4638</u>	USE OF EXISTING BLDGS _____
(2) APPLICANT <u>CASTEE CONST</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>3009 Durant GS CO 81504</u>	<u>Single Family</u>
(2) TELEPHONE <u>248-4638</u>	

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 <u>PR-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>40'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>15'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height _____	CENS.T. <u>14</u> T.ZONE <u>64</u> 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 <u>[Signature]</u>	Date <u>3/13/96</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>3-15-96</u>

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9024 3/15/96

Utility Accounting [Signature] Date _____

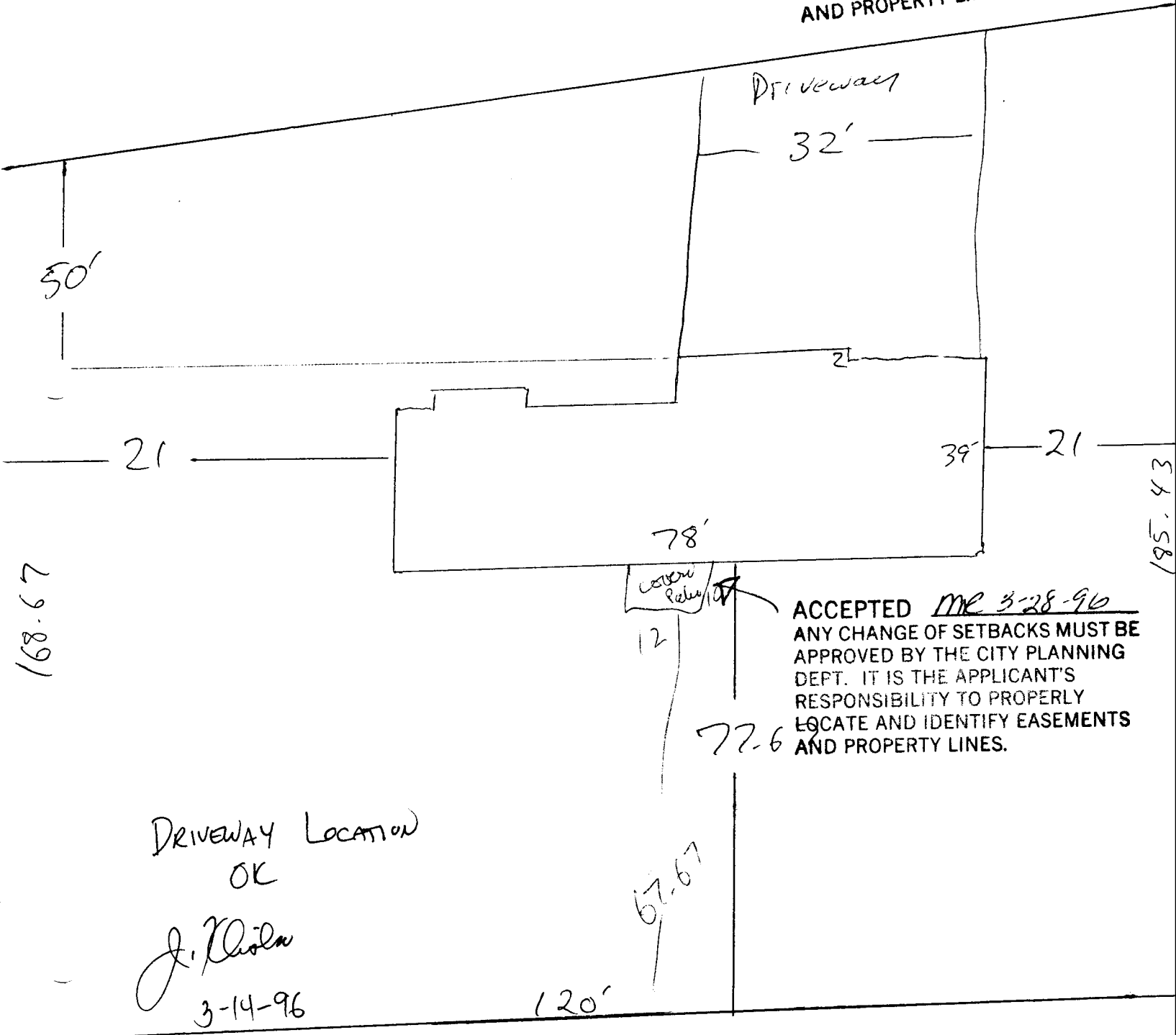
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CASTLE CONSTRUCTION

2755 North Avenue
Grand Junction, Colorado 81501
Home: 970-434-2267
Office: 970-248-4638

ACCEPTED Ronnie 3/15/96
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 LOCATION
OK

J. Cholera
3-14-96

2196 Canyon View Dr