

FEE \$ 10--
TCP \$ -0-

BLDG PERMIT NO. 55936

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2197 Canyon View TAX SCHEDULE NO. 2947-351-11-001
SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1875
FILING R/ BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER CASTLE NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 248-4638 USE OF EXISTING BLDGS _____
(2) APPLICANT CASTLE
(2) ADDRESS 2755 N. Ave 65 Co. 30 SD 9 DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 248-4638 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' Canyon View 30' S. Camp Rd. Parking Req'mt 2
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 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 [Signature] Date 4/20/96
Department Approval [Signature] Date 4-30-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9168
Utility Accounting [Signature] Date 4-30-96

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

108.49

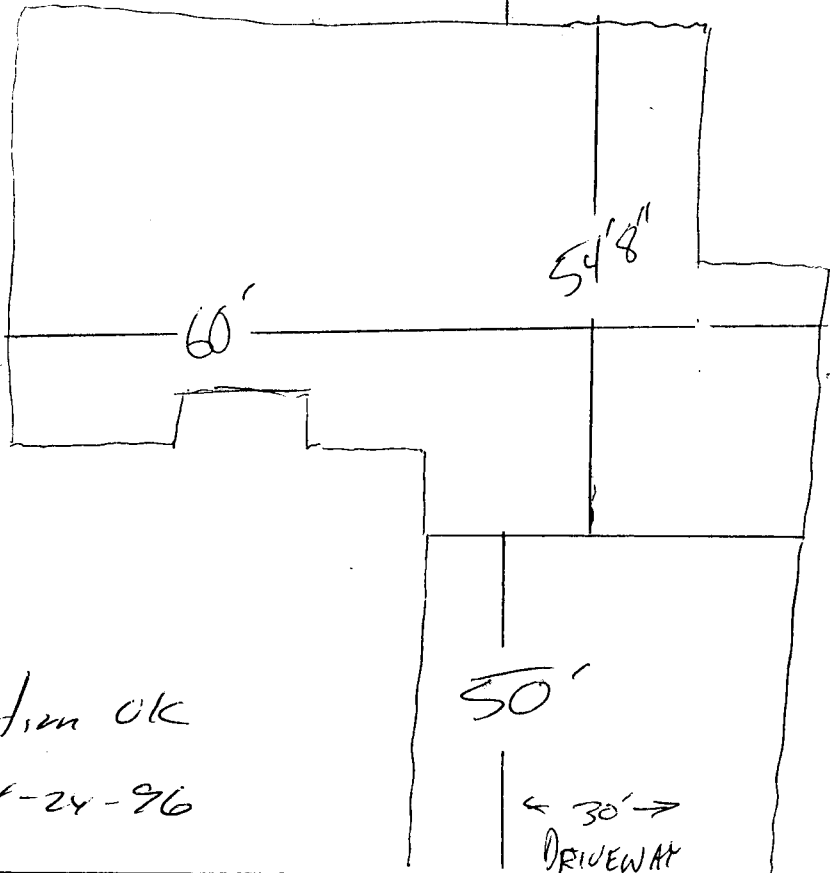


ACCEPTED MR 4-30-96
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

84'

83.951 S. Camp Rd.

03



Driveway Location OK
- J & Newton 4-24-96

← 30' →
DRIVEWAY

2197 Canyon View Dr. L1 B2 F1

CASTLE CONSTRUCTION

2755 North Avenue

Grand Junction, Colorado 81501

Home: 970-434-2267

Office: 970-248-4638

108.49



88.38 / 56.38 S Canyon Rd

ACCEPTED MR 4-30-96
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.

Jean -
Revision to
17'6" okay
on side yard
RSH

ACCEPTED Ronnie 5/9/96
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.

31'

60'

54'8"

17'6"

Driveway Location OK
J D Newton 4-24-96

50'

← 30' →
DRIVEWAY

2197 Canyon View Dr L1 B2 F1