

FEE \$	<del>10</del> 10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 56940

Sch Imp # 292<sup>00</sup> **PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

*✓ Sch Imp*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 21475 Canyon View TAX SCHEDULE NO. 2947-351-13-001  
 SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2185  
 FILING 3 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER BILL FITZGERALD NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2755 N. Ave  
 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 248-4638 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT CASTLE CONST  
 (2) ADDRESS 2755 N. Ave Grand Jct CO 81501 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 248-4635 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 N/A  
 SETBACKS: Front 30' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt 2  
 Side 15' from PL Rear 25' from PL Special Conditions NONE  
 Maximum Height 32' 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 7/22/96  
 Department Approval [Signature] Date 7/25/96  
 Additional water and/or sewer tap fee(s) are required, YES  NO \_\_\_\_\_ W/O No. 9366  
 Utility Accounting [Signature] Date 7-25-96

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, CO 81501

(970) 248-4638

ACCEPTED  
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.

115-17  
7/25/96

49'

143.63

2147 CANYON VIEW

L2 B2 F3

57.7'

23.5'

23.5'

DRIVEWAY  
LOCATION OR

J. Klisch  
7-22-96

115.0

37'

DRIVEWAY

SOUTH CANYON VIEW DRIVE