

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 57935

PLANNING CLEARANCE

School Fee - 292⁰⁰ (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department

Schump

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2148 S. CANYON VIEW TAX SCHEDULE NO. 2947-351-14-003
 SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3505
 FILING 3 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER William FITZGERALD NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CASTLE HOMES USE OF EXISTING BLDGS _____
 (2) ADDRESS 2855 N. Ave G3, CO 81501 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 30' 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 _____
 CENSUS TRACT 1401 TRAFFIC ZONE 64

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], President Date 9/29/00
 Department Approval [Signature] Date 10-22-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9599

Utility Accounting [Signature] Date 10/22/96

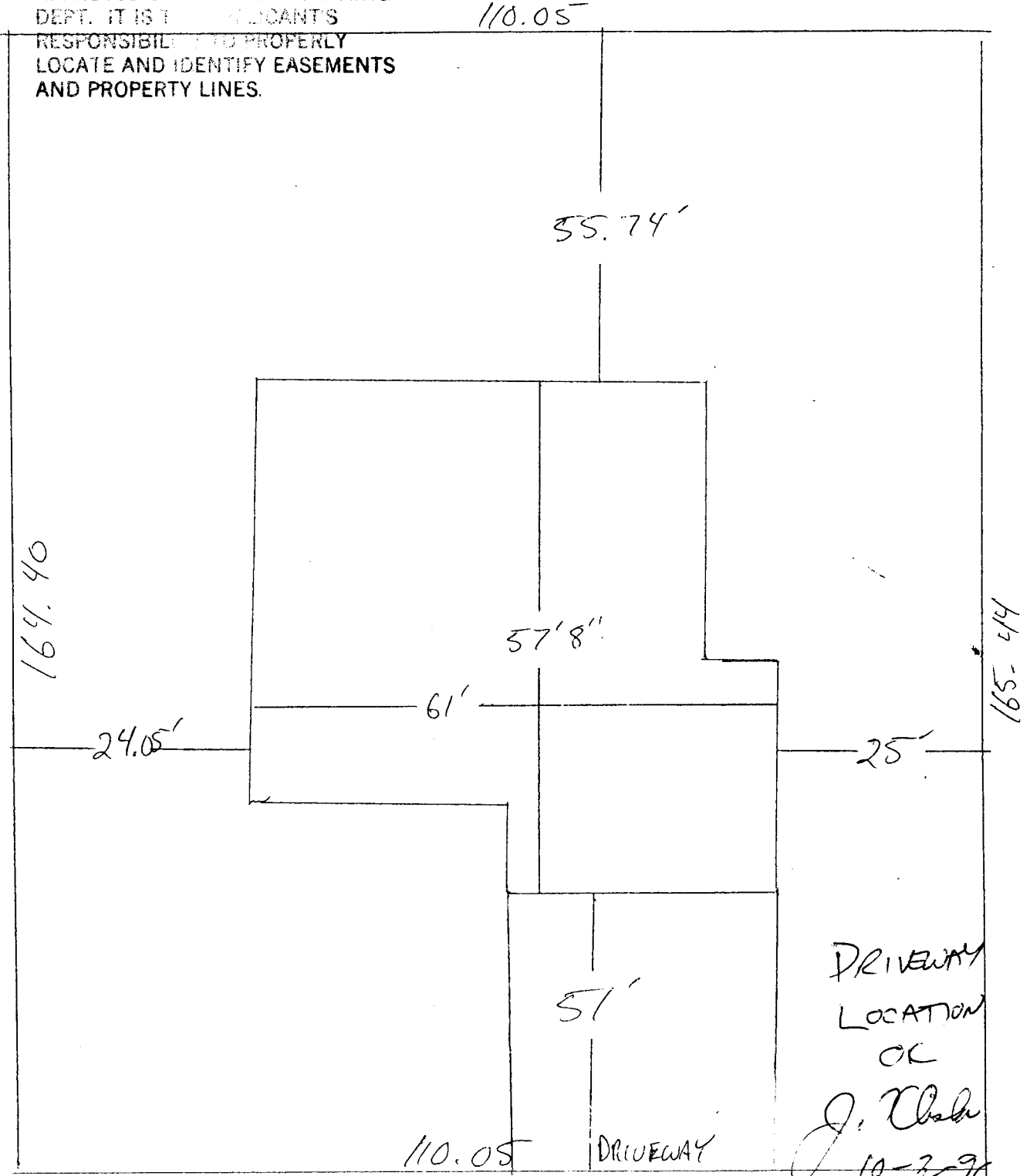
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Castle Homes, Inc.
dba Castle Construction
2755 North Ave.
Grand Junction, CO 81501
970/248-4638
Fax: 970/248-4605

Ronnie 10/22/96

ACCEPTED
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



2148 S. CANYON VIEW DR