

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 57596

Sch Imp. 29200

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

Sch Imp

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2149^{South} CANYON VIEW TAX SCHEDULE NO. 2947-351-63-001
SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2
FILING 3 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Gaylen Kettle NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____
(1) TELEPHONE 243-7711 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS _____
(2) ADDRESS 2755 N. Ar ST. CO81501 DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 248-4638 Alisa 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
Special Conditions _____
Side 15' from PL Rear 25' from PL
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] Date 8/29/96
Department Approval [Signature] Date 9/20/96

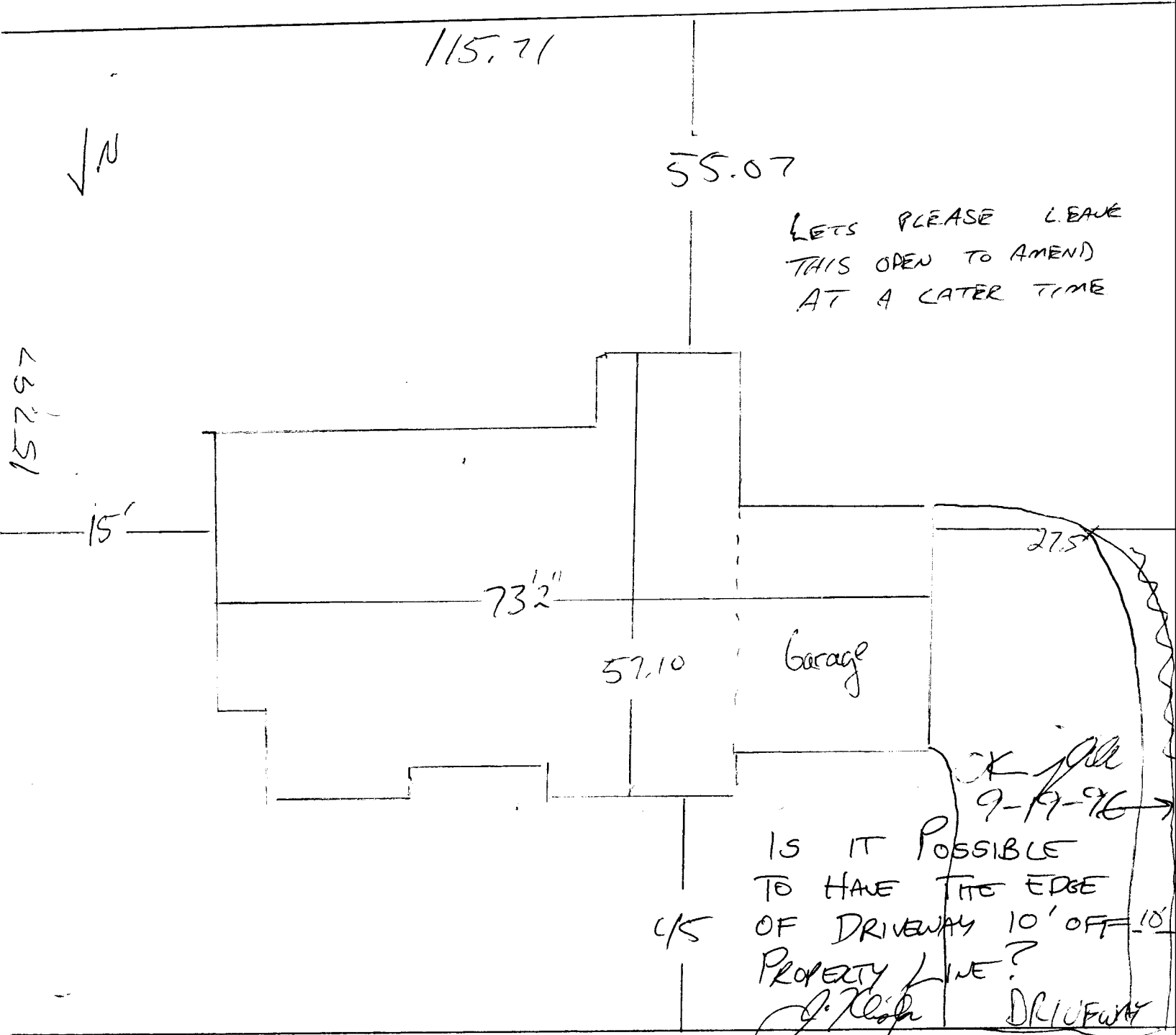
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. ~~###~~-9529-S/R
Utility Accounting Miller Fowler Date 9-20-96

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)

ACCEPTED *SLC 9/20/96*
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.

CASTLE CONSTRUCTION
2755 North Avenue
Grand Junction, CO 81501
(970) 248-4638



LET'S PLEASE LEAVE
THIS OPEN TO AMEND
AT A LATER TIME

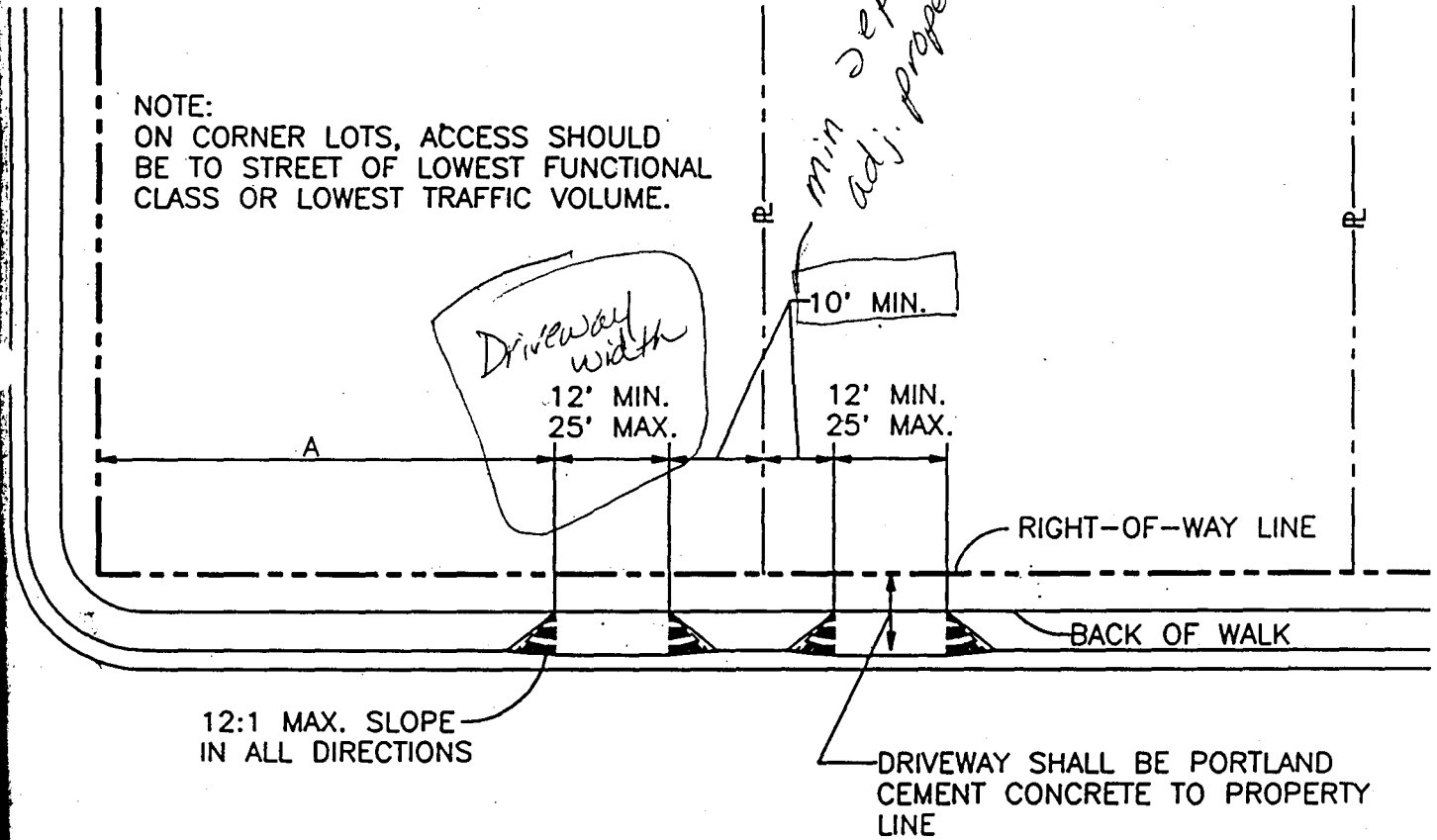
2149 CANTON VIEW

L3 B2

YES
BUT LE

<u>STREET CLASSIFICATION</u>	<u>A</u>
LOCAL RESIDENTIAL	20'
COMMERCIAL OR COLLECTOR	50'
COLLECTOR ARTERIAL	150'

NOTE:
ON CORNER LOTS, ACCESS SHOULD
BE TO STREET OF LOWEST FUNCTIONAL
CLASS OR LOWEST TRAFFIC VOLUME.



THIS STANDARD APPLIES TO SINGLE FAMILY
RESIDENTIAL DRIVEWAYS

CITY OF GRAND JUNCTION
DEPARTMENT OF PUBLIC WORKS

SINGLE FAMILY RESIDENTIAL
ACCESS STANDARDS

FIGURE
1