

FEE \$	1000
TCP \$	0

BLDG PERMIT NO. 56503

Plot Impact Fee - 292.00 **PLANNING CLEARANCE**

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

Site Fee

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2150 ^{SOUTH} Canyon View TAX SCHEDULE NO. 2947-351-¹³001

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2468

FILING 3 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Bill Fitzgerald NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS _____

(1) TELEPHONE 248-4638 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS —

(2) ADDRESS 2755 N. Ave GJ CO 8500 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 35' 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 _____

CENS.T. _____ T.ZONE _____ 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 6/15/96

Department Approval Ronnie Edwards Date 6/18/96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. w/09274

Utility Accounting Marshall Cole Date 6/18/96

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

76
34.5

110.5

ACCEPTED *Ronnie* 6/18/96
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.

50'

17.25'

55'

76'

17.25'

DRIVEWAY
LOCATION OK
[Signature]
FRONT 6-18-96

57'

110.55 — DRIVEWAY —

2150 South Canyon View