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|--------|------|
| FEE \$ | 10.5 |
| TCP \$ | —    |

BLDG PERMIT NO. 63098

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

*G*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2197 # Canyon Ct. East TAX SCHEDULE NO. 2947-351-08-010

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1847

FILING 1 BLK 2 LOT 10 SQ. FT. OF EXISTING BLDG(S) NO

(1) OWNER Krieg Development NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1181 Sunflower

(1) TELEPHONE 858-7926 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(2) APPLICANT Castle Homes Inc. USE OF EXISTING BLDGS NO

(2) ADDRESS 556 25 Road DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 248-9708 SFR

**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' 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 \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENSUS TRACT 1401 TRAFFIC ZONE W4

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 12/1/97

Department Approval [Signature] Date 12-8-97

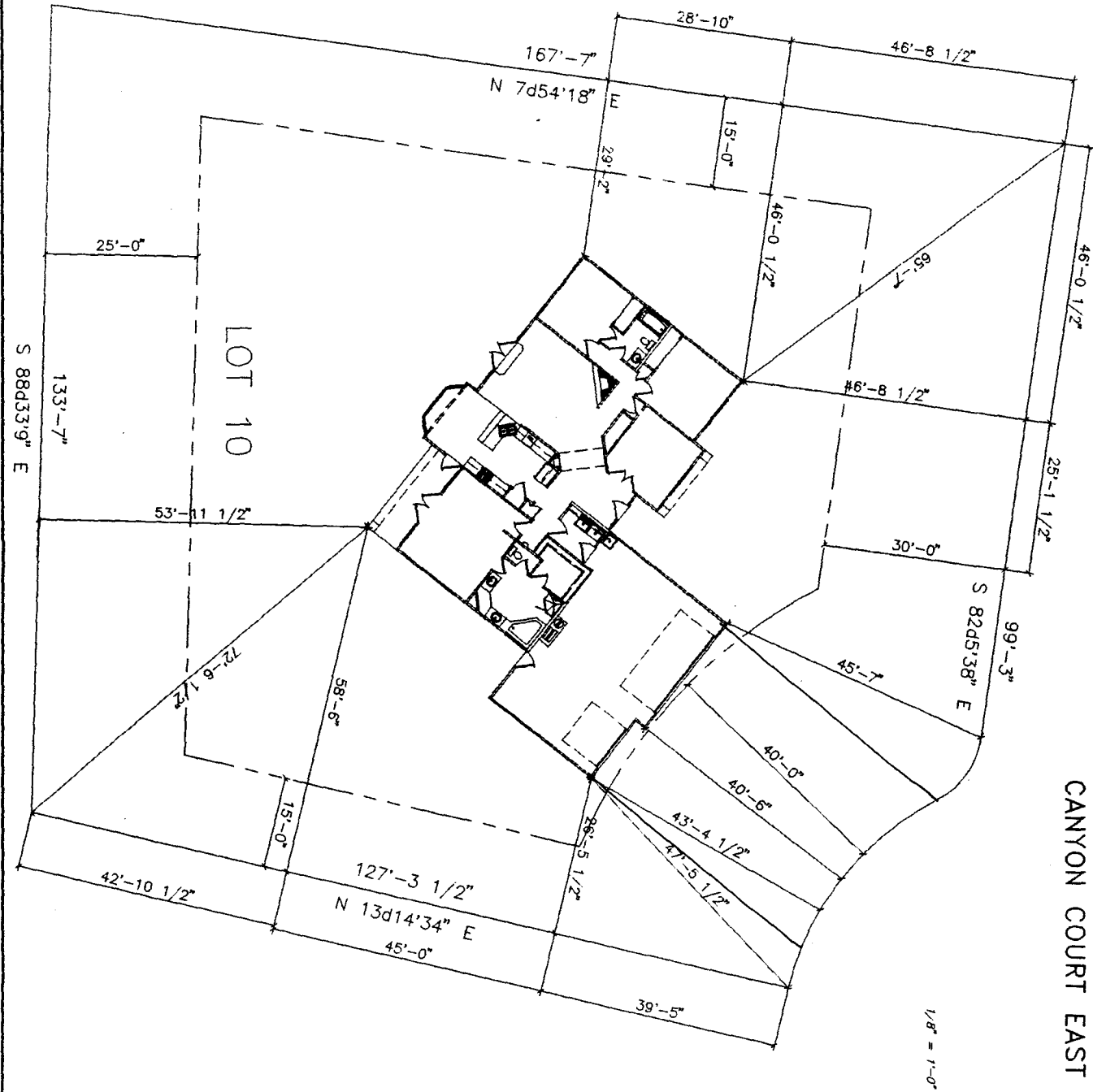
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10747

Utility Accounting [Signature] Date 12/8/97

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 *5/12/8/97*  
 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.



*DRAINWAY LOCATION O.K.  
 KL checked 12/1/97*

|         |              |         |
|---------|--------------|---------|
| 10-7-97 | 1/8" = 1'-0" | SHEET 1 |
|---------|--------------|---------|

**KRIEG DEV. LLC**  
**FLOORPLAN**  
 2197 EAST CANYON COURT

*Auto* **DRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-6782

|           |
|-----------|
| REVISIONS |
| 1         |
| 2         |
| 3         |
| 4         |
| 5         |
| 6         |
| 7         |
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| 10        |

*248-9707*