

FEE \$ 10.00
TCP \$ -0-

BLDG PERMIT NO. 58957

School 292.00

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2144 Canyon View TAX SCHEDULE NO. 2947-351-14-001
SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1824
FILING 3 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) —
(1) OWNER Castle Homes Inc NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 556 25 Rd Co. CO 81505
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 248-9708 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Castle Homes Inc USE OF EXISTING BLDGS -
(2) ADDRESS 556 25 Rd DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 248 9708 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 2
or _____ from center of ROW, whichever is greater
Side 30' - S Camp Rd. Special Conditions _____
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).

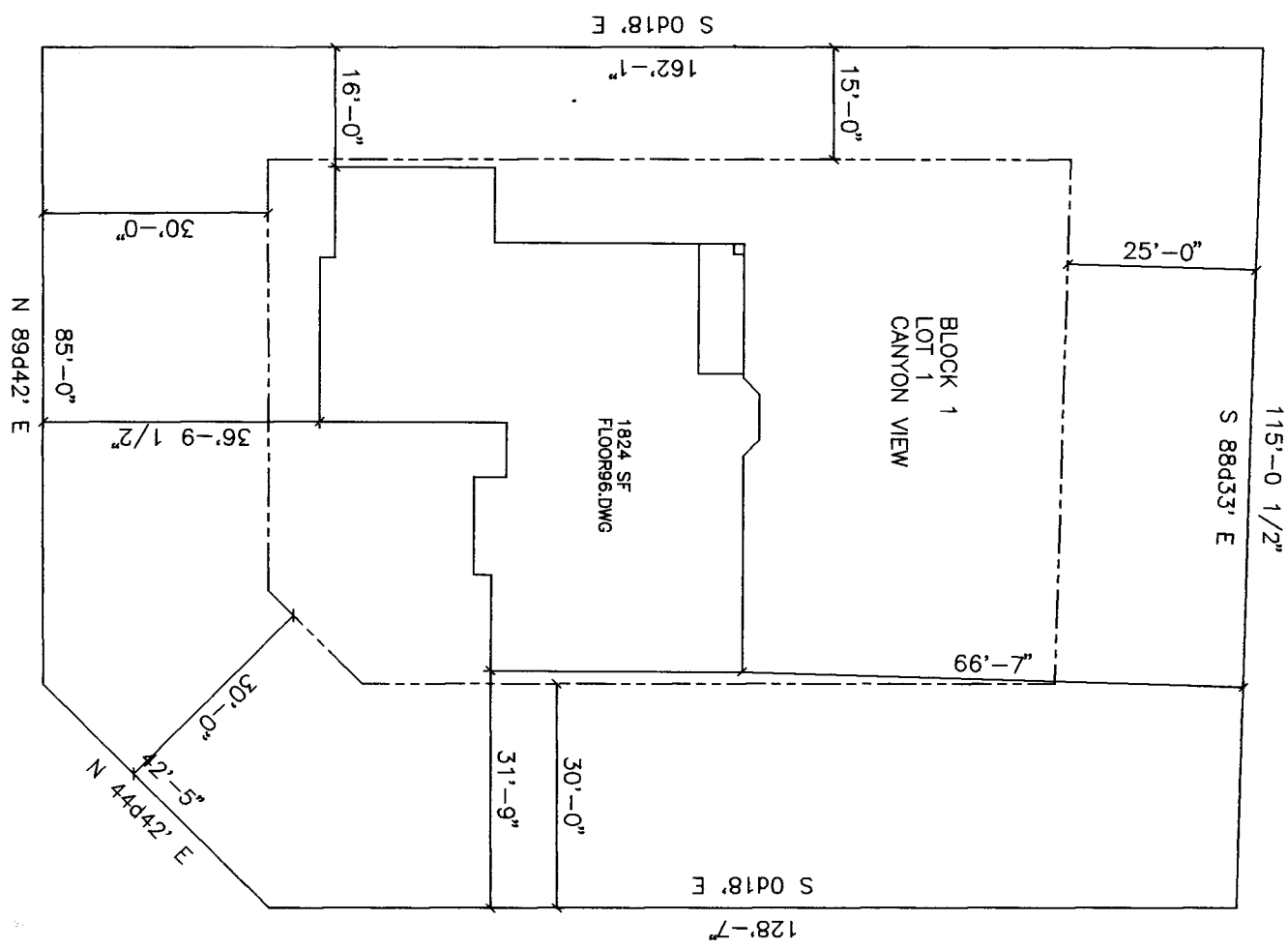
Applicant Signature [Signature] Date 1-29-97
Department Approval [Signature] Date 1-31-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9824
Utility Accounting [Signature] Date 1/31/97

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)

2144 Canyon Views)



ACCEPTED ME 1-31-97
 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.

DRIVEWAY
 LOCATION OK
J. [Signature]
 1-30-97

Castle Homes