

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 54058

tcp

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2958 Bodcliffe TAX SCHEDULE NO. 2943-081-00-009
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1572
 FILING 3 BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER John Davis NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____
 (1) TELEPHONE 243-7711 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS _____
 (2) ADDRESS 3068 Dupont GJ CO DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 434-2267 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 CR4.4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 10' (or easement) from PL Special Conditions Acco Req'd
 Maximum Height _____ CENS.T. 11 T.ZONE 51 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 William [Signature] Date 11/5/95
 Department Approval Ronnie Edwards Date 11/6/95
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8718-S/F
 Utility Accounting Mellie Fowler Date 11-6-95

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

81.10

BILL FITZGERALD
"It's not just a home, it's a Castle"

Contractors License No.
2950784

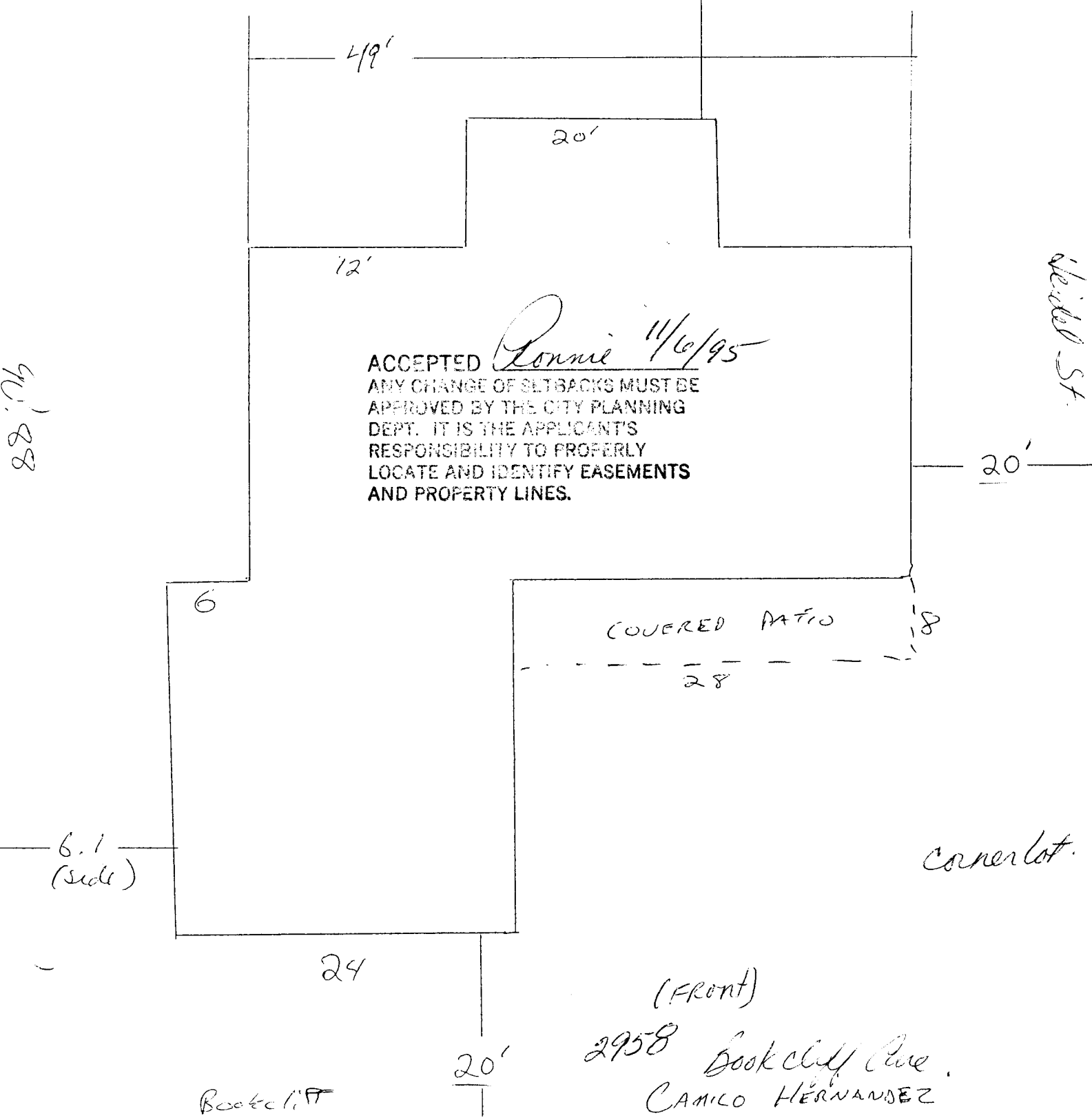
3068 Dupont Court
Grand Junction, CO 81504

(970) 434-2267
Pager (970) 256-3319

(Rear) 10.88

41.88

W. 1st St.



ACCEPTED *Ronnie 11/6/95*
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.

COVERED PATIO
28
8

(FRONT)

2958 Book Cliff Ave.
CAMILO HERNANDEZ

Book Cliff

corner lot.