

FEE \$ 1000
TCP \$ 32400

BLDG PERMIT NO. 53623

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

Handwritten initials/signature

9010-4430-01
2963

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ~~2963~~ Bookcliff TAX SCHEDULE NO. 2943-081-30-001
SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1196
FILING 2 BLK 5 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER John Davis NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____ NO. OF BLDGS ON PARCEL
(1) TELEPHONE 243-7711 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT CASTLE CONST. USE OF EXISTING BLDGS _____
(2) ADDRESS 3068 Depot G.J. @ 8084 DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 434-2267 cell 260-2845 Single Fam Res

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 4.4 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Side 5' from PL Rear 10' from PL Special Conditions * Revised w/ covered patio 10/19/95
Maximum Height _____ or easements
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 J. [Signature] Date 9/28/95
Department Approval Ronnie Edwards Date 9/28/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8635-5/F
Utility Accounting Mellie Fowler Date 9-28-95

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)

~~68.27~~
69.13



CASTLE CONSTRUCTION

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

Contractors License No.
2950784

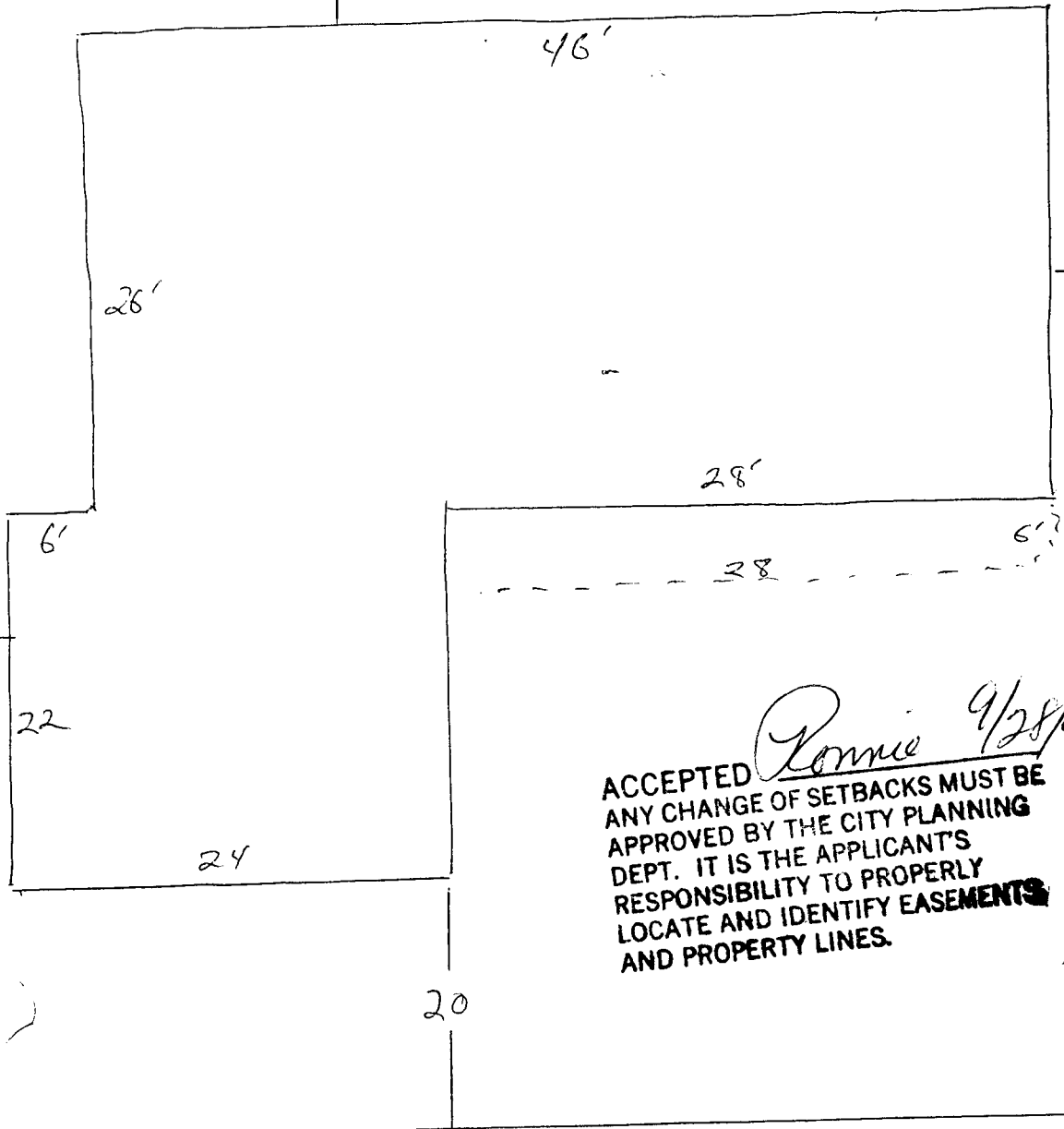
3068 Dupont Court
Grand Junction, CO 81504

(970) 434-22
Pager (970) 256-33



~~97.25~~
97.25

~~29~~
22'



ACCEPTED *Ronnie 9/28/95*
 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.

2963 Book 1, FF



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

Contractors License No.
2950784

3068 Dupont Court
Grand Junction, CO 81504

(970) 434-2
Pager (970) 256-3

69.13

18.22

29
22'

12
10 COVERED
PATIO

46'

ACCEPTED me 10-10-95 (revised w/
covered patio)
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.

7.13

9.07'

~~2.07~~

26'

28'

6'

28

10'

22

ACCEPTED Ronnie 9/28/95
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DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

24

20

2963

Brookliff

97.25

