

FEE \$ 10
 TCP \$ 324

BLDG PERMIT NO. 53865

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

2964

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ~~577 Ogden~~ Cody Bookcliff Ave. TAX SCHEDULE NO. 2943-081-00-043
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1196
 FILING 2 BLK 4 LOT 9 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER John Davis NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-7711 USE OF EXISTING BLDGS _____
 (2) APPLICANT CASTLE CONST DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 3068 Durant at GS Co 8150th Sing Fam Res
 (2) TELEPHONE 434-2767

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 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 ACCD approval required
 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 J. [Signature] Date _____
 Department Approval Marcia Batideaux [Signature] Date 9-7-95

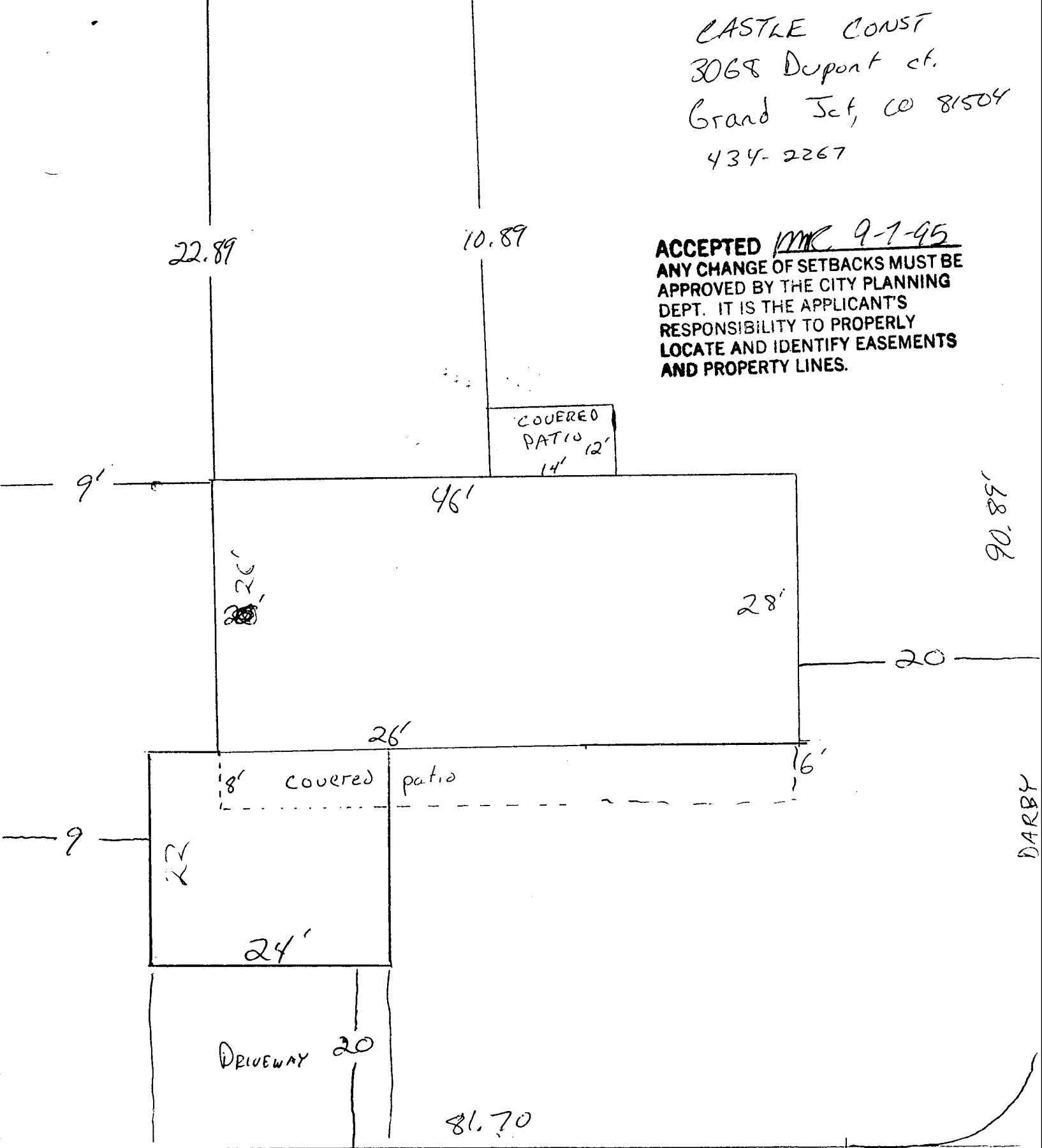
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8590
 Utility Accounting Richardson [Signature] Date 9-7-95

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 CONST
3068 Dupont ct.
Grand Jct, CO 81504
434-2267

ACCEPTED MMK 9-7-95
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.



2964 BOOKCLIFF AVE