

FEE \$ 1000
TCP \$ 32400

BLDG PERMIT NO. 53553

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 574 Darby TAX SCHEDULE NO. 2943-081-00-043
SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1237
FILING 2 BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER John Davis NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 243-7711 USE OF EXISTING BLDGS Sing Fam home
(2) APPLICANT CASTLE CONST DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS 3068 Dupont Residential Const - S/F
(2) TELEPHONE 434-2267

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 on easements, Special Conditions _____
Rear 10' from PL
Maximum Height or 15' between bldgs
CENS.T. 11 T.ZONE 5/ 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 9-25-95
Department Approval Connie Edwards Date 9-25-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 8623-S/F
Utility Accounting Millie Fowler Date 9-25-95 TAP Fees Transf From 2969 F Rd
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

40.88

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

Contractors License No.
2950784

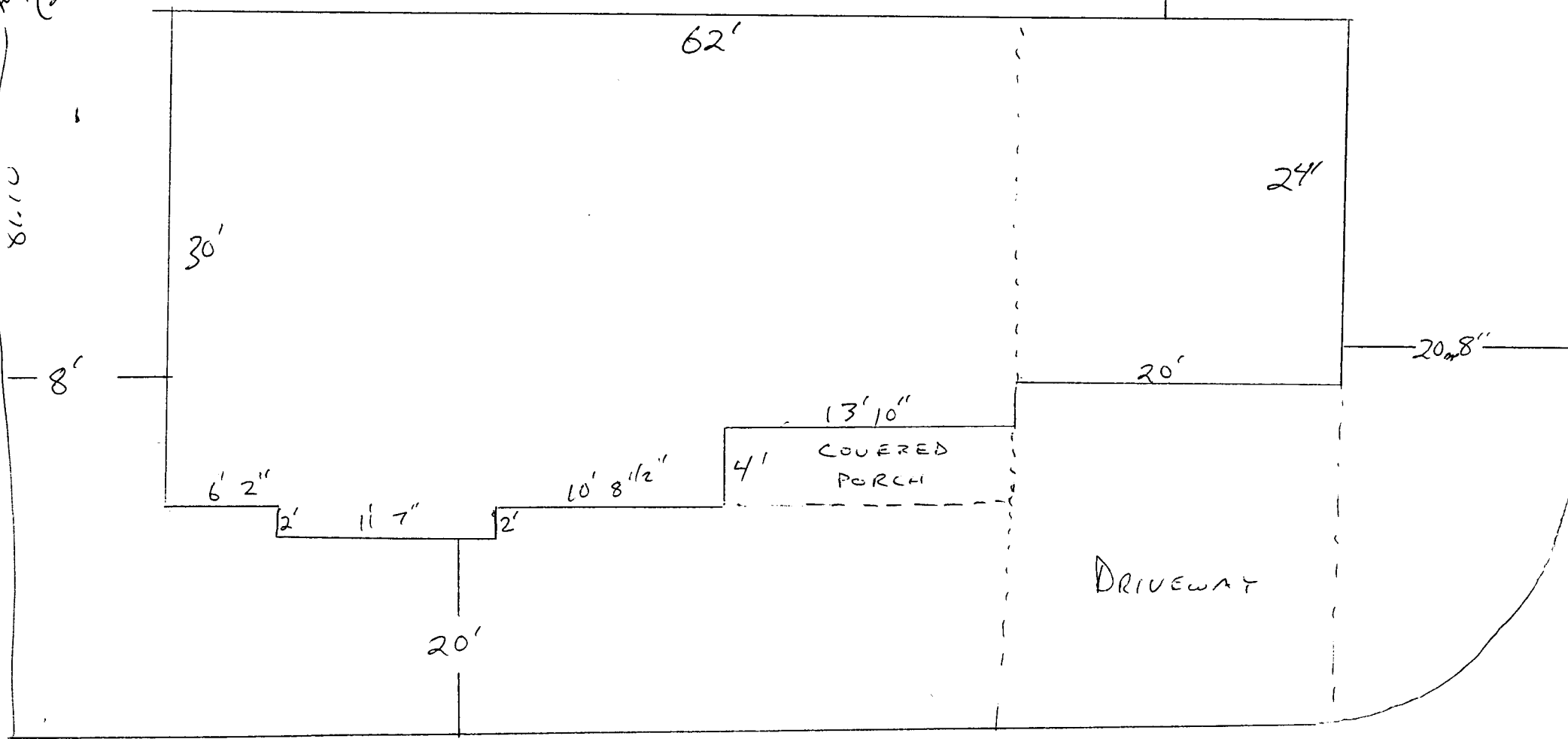
3068 Dupont Court
Grand Junction, CO 81504

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

ACCEPTED *Connie 9/25/95*
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.

*15' from
next house
to prop. line
(23' between houses)*

29.1'



574 D. RBY

CASTLE CONSTRUCTION

90.88

Revised

ACCEPTED 9/29/95 RSE
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.

BILL FITZGERALD

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ACCEPTED *Ronnie* 9/25/95
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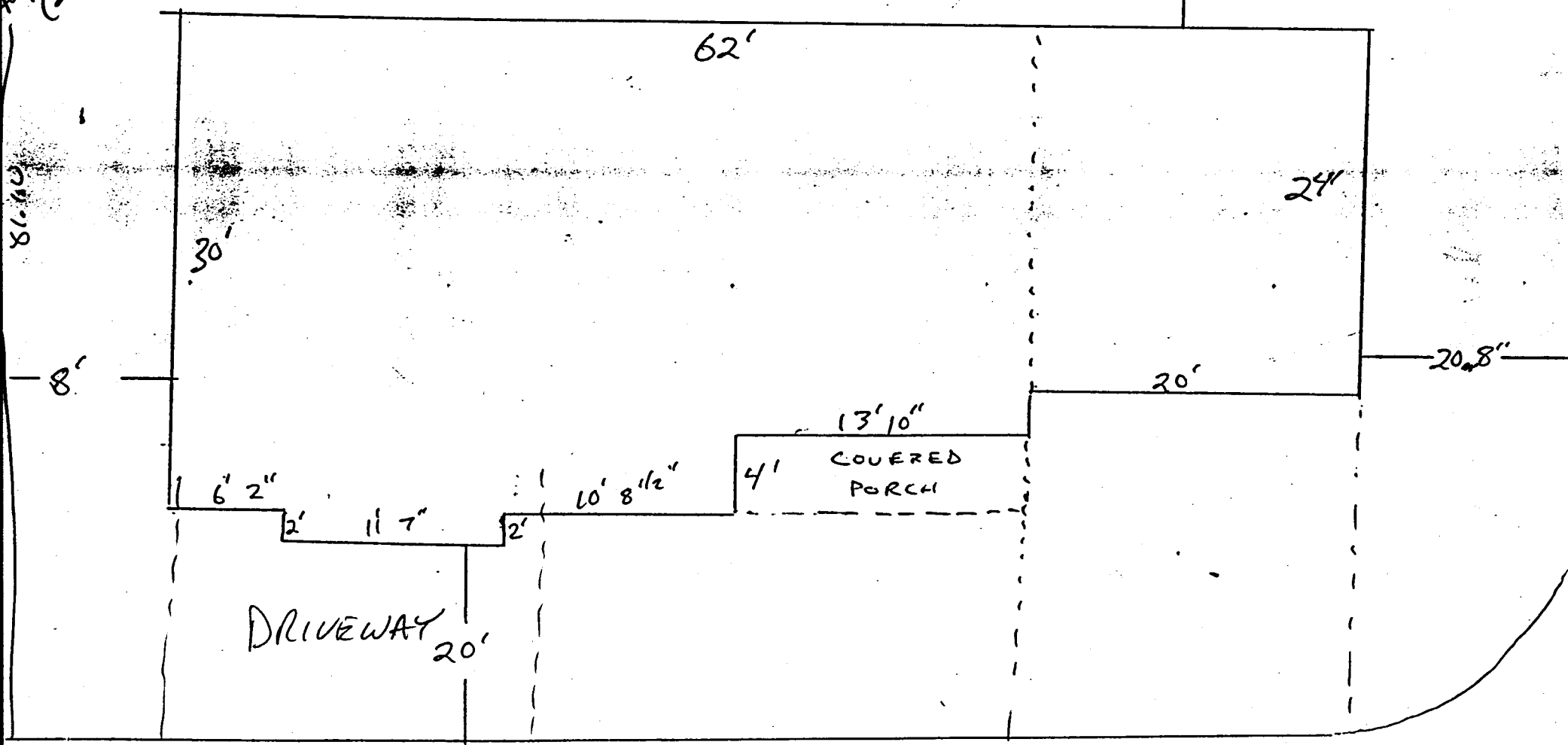
3068 Dupont Court
Grand Junction, CO 81504

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8' from
next house
to prop. line
(23' between houses)

29.1'

driveway
flopped to other
side.



574 D, 184