

FEE \$ 10.00
TCP \$ 324.00

BLDG PERMIT NO. 53574

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

9010-3930-01

THIS SECTION TO BE COMPLETED BY APPLICANT

081-30

BLDG ADDRESS 598 Darby

TAX SCHEDULE NO. 2943 ~~1000-00~~ -001

SUBDIVISION Cody

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1270

FILING 2 BLK 02 LOT 021

SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER William Fitzgerald

NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3068 Dupont

NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 434-2267

USE OF EXISTING BLDGS _____

(2) APPLICANT CASTLE CONST.

DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 3068 Dupont

(2) TELEPHONE 434-2267

Single Family home

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) or _____ from center of ROW, whichever is greater

Parking Req'mt _____

Side 5' from PL Rear 10' from PL

Special Conditions ACCO approval required

Maximum Height Min. 15' between bldgs.

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 Fitzgerald

Date 9/20/95

Department Approval Marcia Babideaux

Date 9-20-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8615 - S/F

Utility Accounting Millie Fowler

Date 9-20-95

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

BILL FITZGERALD

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

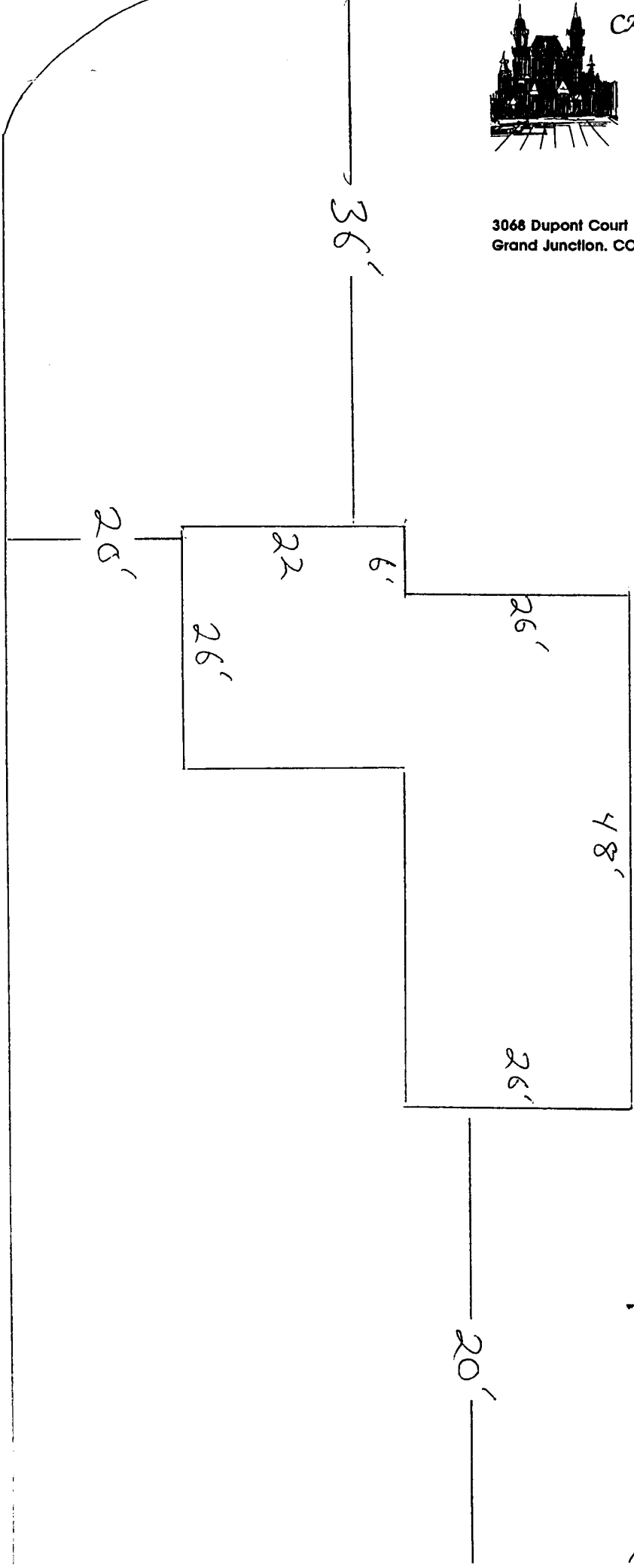
Contractors License No.
2950784

3068 Dupont Court
Grand Junction, CO 81504

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



S98 D.K.R.T



ACCEPTED *me 9-20-95*
 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.

35.68

110.68

103.68