

FEE \$ 10<sup>00</sup>  
 TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 54244

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

*PC*  
*ref \$*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 578 HIEDEC ST TAX SCHEDULE NO. 2943-00-00-009 <sup>081</sup>  
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1425  
 FILING 3 BLK 1 LOT 7 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 368 Dupont DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 434-2267 Residence

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 PR4.4 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' easement Special Conditions \_\_\_\_\_  
 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 Willy Date 11/7/95  
 Department Approval Gonnie Edwards Date 11/17/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. S/F 8752

Utility Accounting Melba Joubert Date 11-17-95

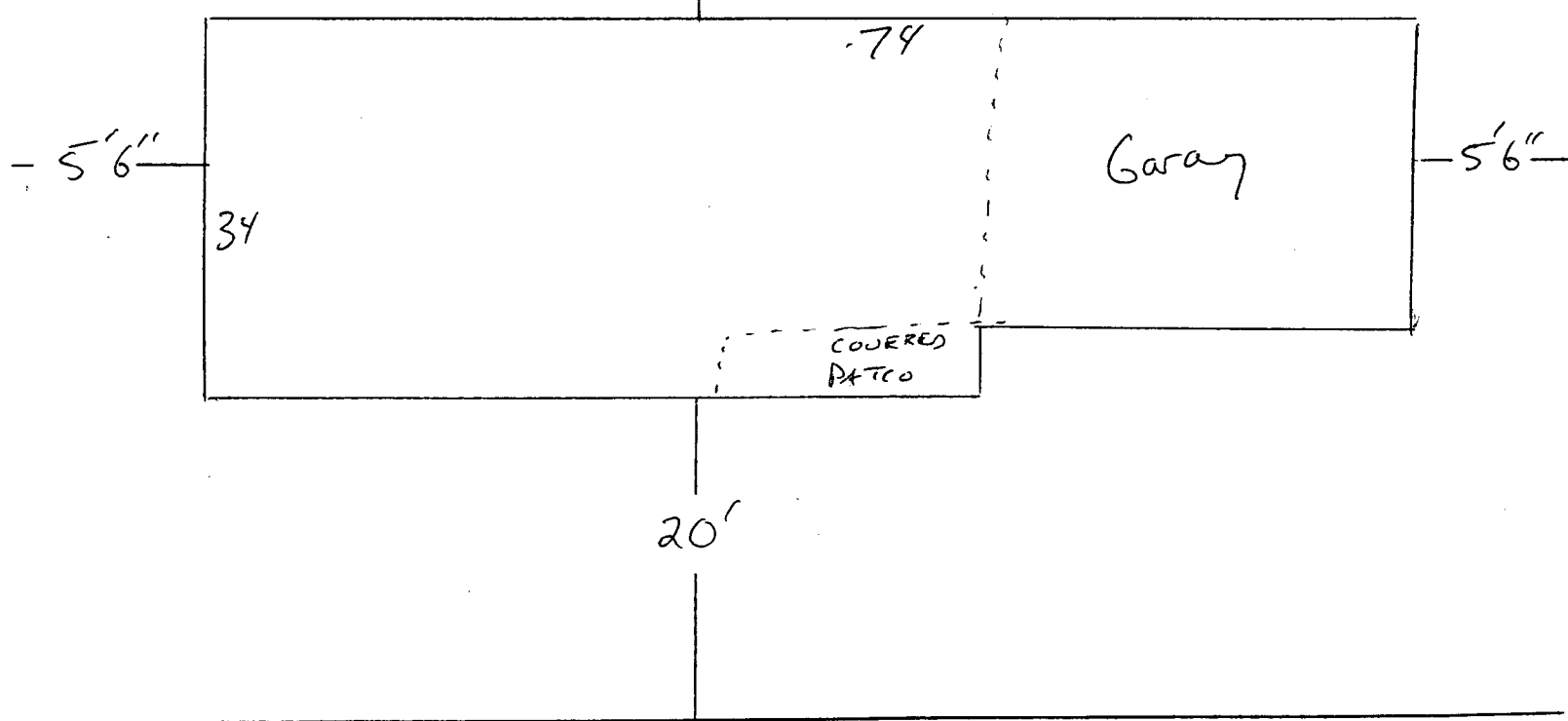
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

81.10

27.10

ACCEPTED *Ronnie 11/17/95*  
 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.



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