

FEE \$ 10 -  
TCP \$ 500 -

BLDG PERMIT NO. 53877

UPC  
for

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 579 Heidel St TAX SCHEDULE NO. 2943-081-00-009  
SUBDIVISION CODY SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1027~~ 1196  
FILING 3 BLK 3 LOT 8 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 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE \_\_\_\_\_ USE OF EXISTING BLDGS \_\_\_\_\_  
(2) APPLICANT CASTLE CONST DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) ADDRESS 3068 Durant Single Fam Res  
(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 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Special Conditions \_\_\_\_\_  
Side 5' from PL Rear 10' from PL  
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 S. [Signature] Date 10/23/95  
Department Approval Marcia Rabideau [Signature] Date 10-23-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8693  
Utility Accounting [Signature] Date 10-23-95

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"

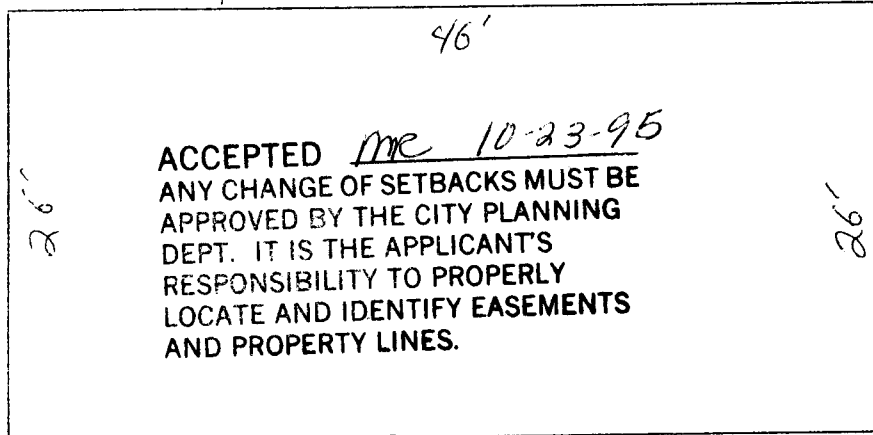
Contractors License No.  
2950784

3068 Dupont Court  
Grand Junction, CO 81504

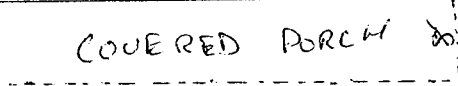
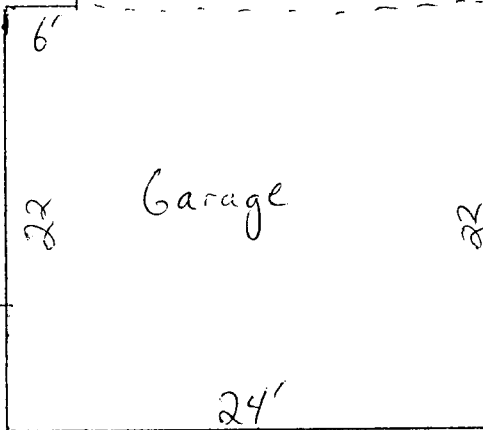
(970) 434-2267  
Pager (970) 256-3319

13.1

81.70



13.06



20'

20'

LOT 8 Bk 3  
579 HIEDEL ST.