

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 54491

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

pc
4/10/95

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 581 HEIDEL TAX SCHEDULE NO. 2943 - 081-~~00~~-~~009~~ ³⁸⁻⁰⁰⁷

SUBDIVISION CONDY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1630

FILING 03 BLK 3 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 243-7211 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS _____

(2) ADDRESS 3068 Durant CS Co ⁸¹⁵⁰¹ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 434-2267 Single Family

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 Rear 10' from PL Special Conditions _____
or easements-

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 Jeff Date 12/17/95

Department Approval Ronnie Edwards Date 12/12/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8817

Utility Accounting Richardson Date 12-12-96

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

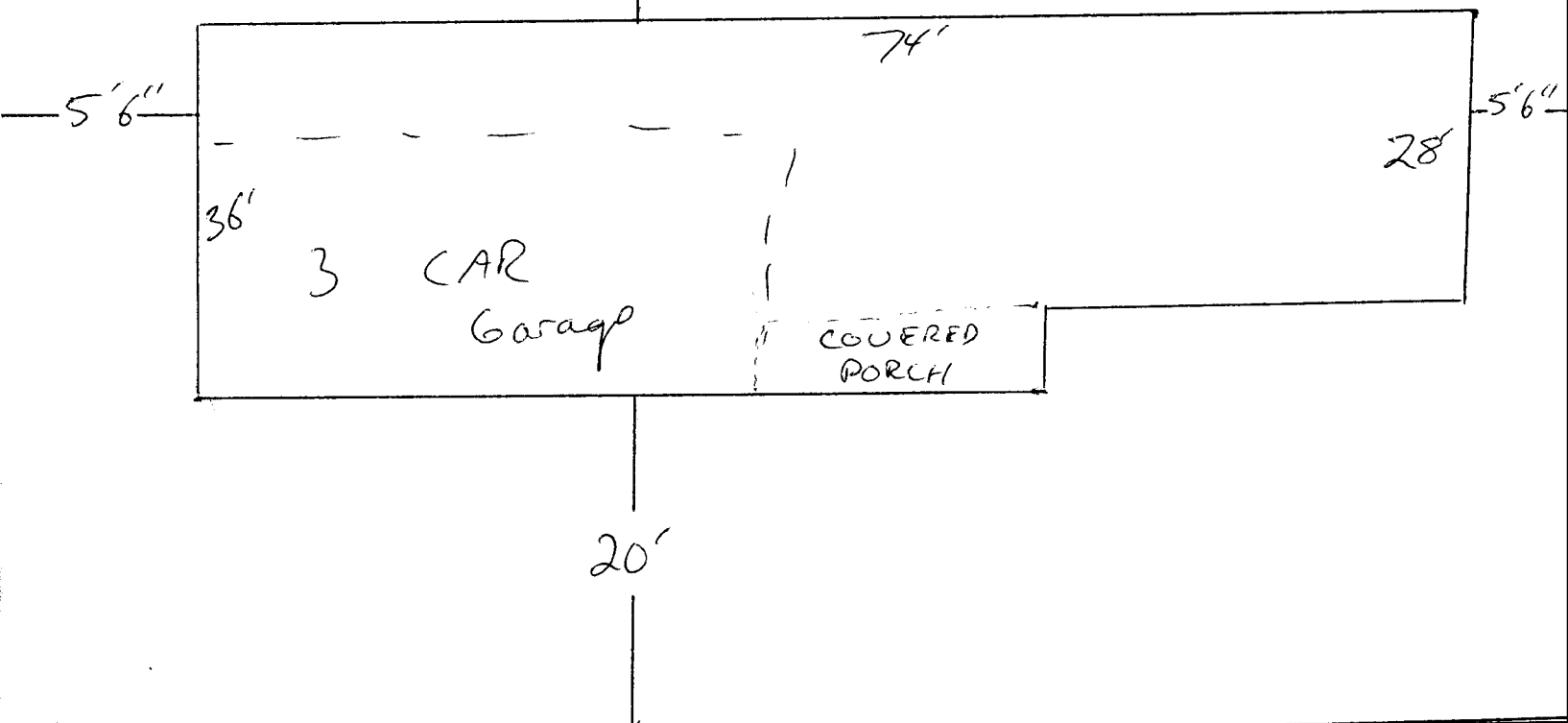
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

85.06

81.10

25.1'

ACCEPTED *Ronnie* 12/12/95
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.



581 HEIDEL front