

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

BLDG PERMIT NO. 54371

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

*P. C. / J. P.*

9010-4620-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 584 HEIDEL ST. TAX SCHEDULE NO. 2943-081-00-009  
 SUBDIVISION CODY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400  
 FILING 3 BLK 1 LOT 5 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 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 3068 Dupont GS CO<sup>B1504</sup> DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 434-2267 Single Fam

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 45' from center of ROW, whichever is greater  
 Side 5' from PL Rear 10' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENS.T. 11 T.ZONE 51 ANNEX# \_\_\_\_\_

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 *John Davis* Date 12/1/95  
 Department Approval *Ronnie Edwards* Date 12/6/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8803-S/F

Utility Accounting *Mellie Fowler* Date 12-6-95

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

3068 DUPONT COURT  
GRAND JUNCTION, CO. 81504

ACCEPTED *Ronnie* 12/6/95  
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.

