

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 54372

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

pc
✓
tap

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ~~585~~ 585 HEIDEL ST. TAX SCHEDULE NO. 2943-081-00-009

SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1196

FILING 3 BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Iola 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 243-7711 USE OF EXISTING BLDGS _____

(2) APPLICANT CASTLE DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 3068 Dupont BS CO 8198 Single Family

(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 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 _____

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 Scott 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. 8804-S/F

Utility Accounting Mellie Joubert Date 12-6-95

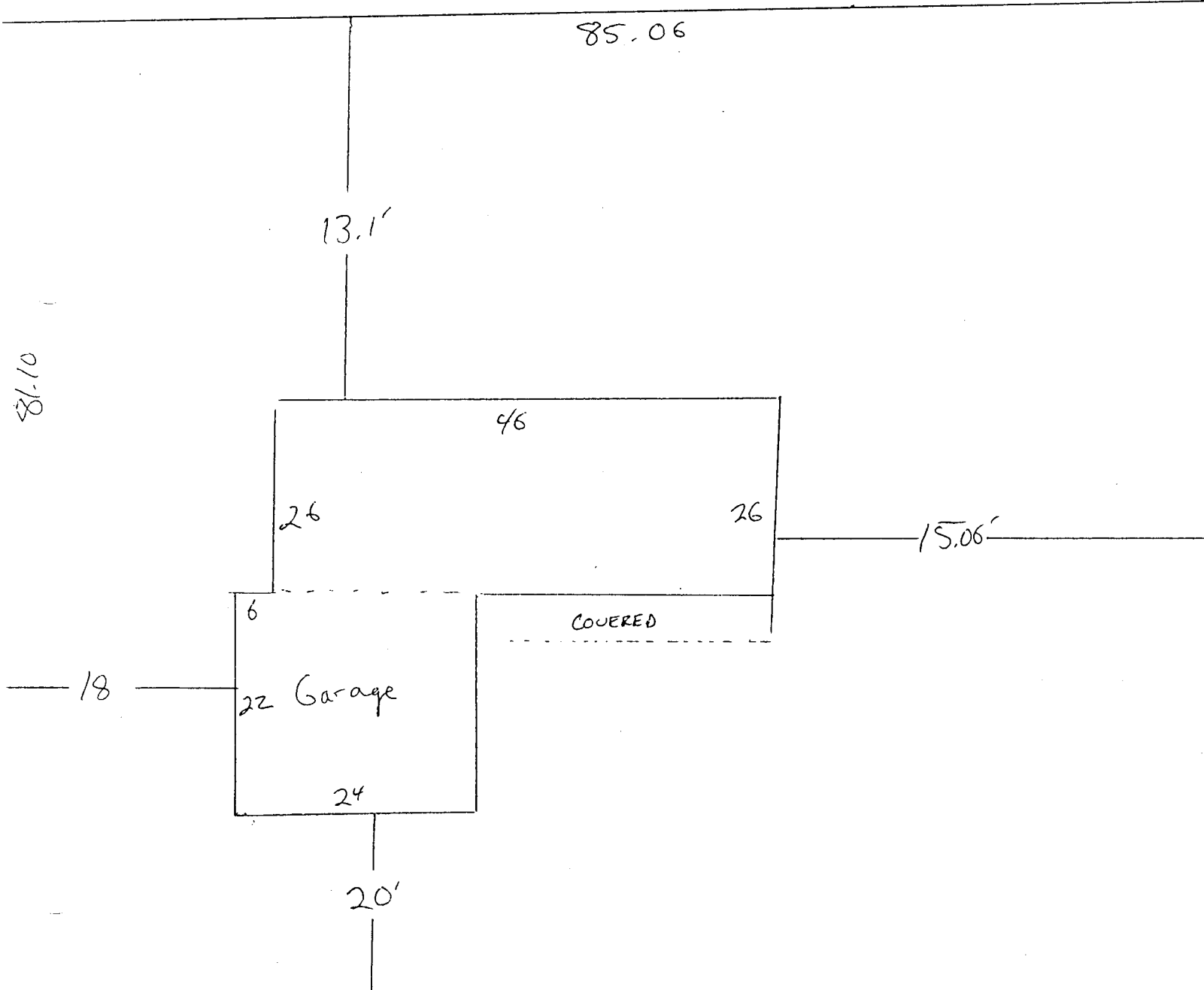
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(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.



585 ~~585~~ HEIDEL