

FEE \$ 10 -
TCP \$ 500 -

BLDG PERMIT NO. 53879

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

*LPC
JCP*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 590 Heidet Dr. TAX SCHEDULE NO. 2943 - 081 - 00 - 009
SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1260
FILING 3 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Jola 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 3068 Dupont 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 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 B1 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 Setzer Date 10/23/95
Department Approval Marcia Rabideaux Date 10-23-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8694

Utility Accounting Chris Anderson 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)

85.06



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

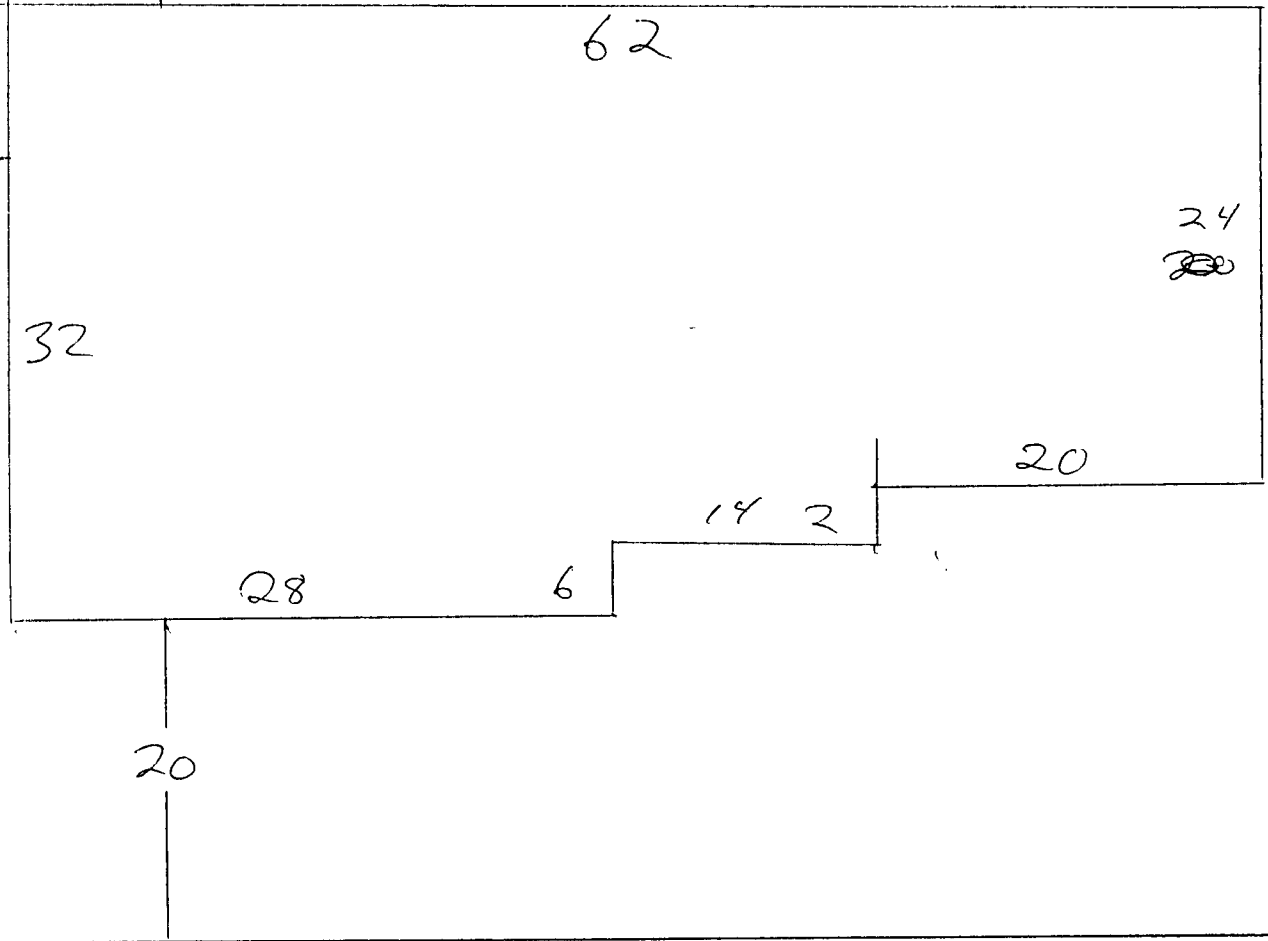
(970) 434-2267
Pager (970) 256-3319

29.1

ACCEPTED MC 10-23-95
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.

81.10

10'



Lot 2 Bk 1 File 3
590 HIEDEC ST.