

FEE \$ 10 -
TCP \$ 500 -

BLDG PERMIT NO. 53880

pc
4/10/95

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 587 Heidel St TAX SCHEDULE NO. 2943-081-00-009
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1620
 FILING 3 BLK 3 LOT 04 SQ. FT. OF EXISTING BLDG(S) _____
 (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 243-7711 USE OF EXISTING BLDGS _____
 (2) APPLICANT CASTLE CONST DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 3068 Durant Ct Scay Farm 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 30' 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 Wilbur Jeffers Date 10/23/95
 Department Approval Marcia Babideaux Date 10-23-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8695
 Utility Accounting Richardson 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

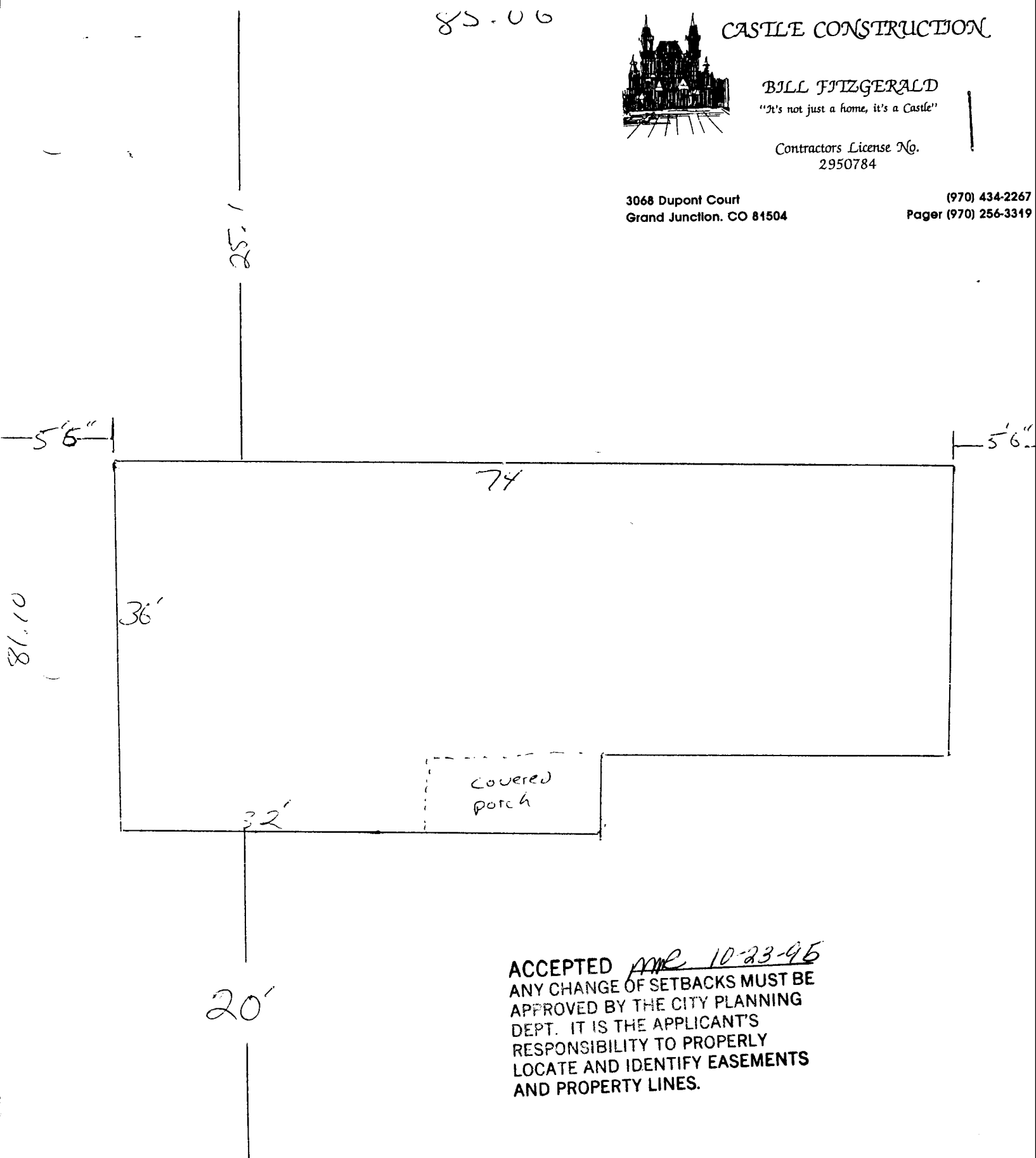


BILL FITZGERALD
"It's not just a home, it's a Castle"

Contractors License No.
2950784

3068 Dupont Court
Grand Junction, CO 81504

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



ACCEPTED *me 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.

LOT 4 B1K 3
 587 HIEDEL ST.