

FEE \$ 10-
TCP \$ 500⁰⁰

BLDG PERMIT NO. 54923

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

PO / JDP

9010-4450-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2961 Bookcliff Ave TAX SCHEDULE NO. 2943-081-39-002
SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1186
FILING 3 BLK 4 LOT 2 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 CONST USE OF EXISTING BLDGS _____
(2) ADDRESS 3068 Dupont st. G.J. CO 81504 DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 248-4638 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
Special Conditions _____
Side 5' from PL Rear 10' from PL
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 Fife Date 1/27/96
Department Approval Maria Babideaux Date 1-31-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8910-S/F
Utility Accounting Mellie Fowler Date 2-5-96

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)

