

FEE \$ 10.00
TCP \$ - 0 -

BLDG PERMIT NO. 57239

School Fee 292.00

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

Wah Junif

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 616 ~~408~~ HAMLET TAX SCHEDULE NO. 2943-063-00-090

SUBDIVISION DAWN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1607

FILING 1 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S)

(1) OWNER John Davis NO. OF DWELLING UNITS
BEFORE: AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS

(1) TELEPHONE 243-7711 NO. OF BLDGS ON PARCEL
BEFORE: AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT CASTLE USE OF EXISTING BLDGS

(2) ADDRESS 2755 N. Ave Grand Jct CO 81501 DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE 248-4636 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 RSF-4 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or 45' from center of ROW, whichever is greater

Side 7' from PL Rear 30' from PL Special Conditions

Maximum Height 32'

CENSUS TRACT 10 TRAFFIC ZONE 22

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 [Signature] Date 2/2/11

Department Approval [Signature] Date 8-20-10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9415-SIF

Utility Accounting CR/MF Date 8-20-10

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
2755 North Avenue
Grand Junction, CO 81501
(970) 248-4638

100.28

ACCEPTED mc 8-9-96
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.

86.06

30'

27

3
GARAGE

20.14'

60

20.14'

29.06'

DRIVEWAY
LOCATION OK

J. K. Kish
8-9-96

616 HAMLET L5 B1

CASTLE CONSTRUCTION

2755 North Avenue

Grand Junction, CO 81501

(970) 248-4638

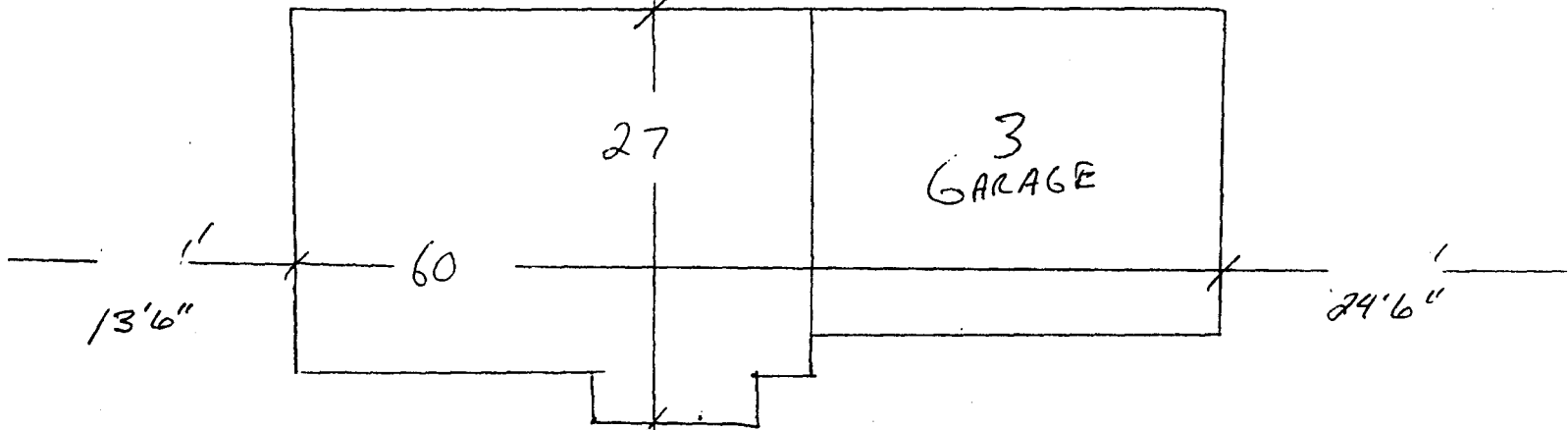
100.28

Revised

ACCEPTED SLC 9/23/96 30'
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.

ACCEPTED MR 8-9-96
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.

86.00



DRIVEWAY
LOCATION OK

J. Kilde
8-9-96

29.06'

616 HAMLET L5 B1