

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 57107

Sch. Imp \$ 292⁰⁰

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

[Handwritten Signature]

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 622 HAMLET TAX SCHEDULE NO. 2943-063-00-090
 SUBDIVISION DAWN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1565
 FILING 1 BLK 1 LOT 2 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 CONST USE OF EXISTING BLDGS _____
 (2) ADDRESS 2755 N. Ave 65 Co 8501 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 RSF-4 Maximum coverage of lot by structures 3590
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENS.T. 10 T.ZONE 22ANNX#

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 8/4/96
 Department Approval Marcia Rabeck Date 8-7-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9401- S/F
 Utility Accounting Mellie Souler Date 8-7-96

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)

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

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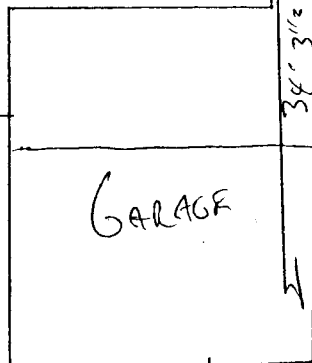
33.5'



ACCEPTED MC 8-7-96
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.

89.67

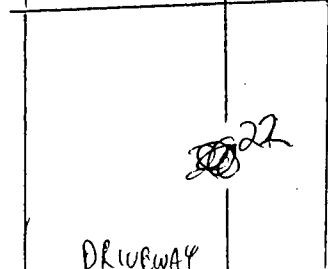
16'



34' 3/4"

46' 10"

27'



22'

DRIVEWAY

DRIVEWAY
LOCATION OK
J. T. Sa
9-5-96

622 HAMLET

L2B1