

FFE \$ 10 -
TCP \$ - 0 -

BLDG PERMIT NO. 57180

School Fee 292 -

PLANNING CLEARANCE

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

John DAVIS

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 623 HAMLET TAX SCHEDULE NO. 2943-063-00-090
 SUBDIVISION DAWN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1607
 FILING 1 BLK 2 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 ~~250~~ - 243-7711 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CASTLE USE OF EXISTING BLDGS _____
 (2) ADDRESS 2755 N. Ave 63 CO8501 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 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 8/8/96
 Department Approval Marcia Rabideaux Date 8-9-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9411 S/F

Utility Accounting Miller Fowler Date 8-14-96

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

105.76

31.09'

ACCEPTED me 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.**

26.5'

52'

2

26.5'

Garage

27'

23

DRIVEWAY

DRIVEWAY
LOCATION OK
J. R. [Signature]
8-9-96

L2 B2

623 HAMLET