FFE\$	10 -
TCP \$	-0-

BLDG PERMIT NO. 57180

School Fee 292 -

## PLANNING CLEARANCE

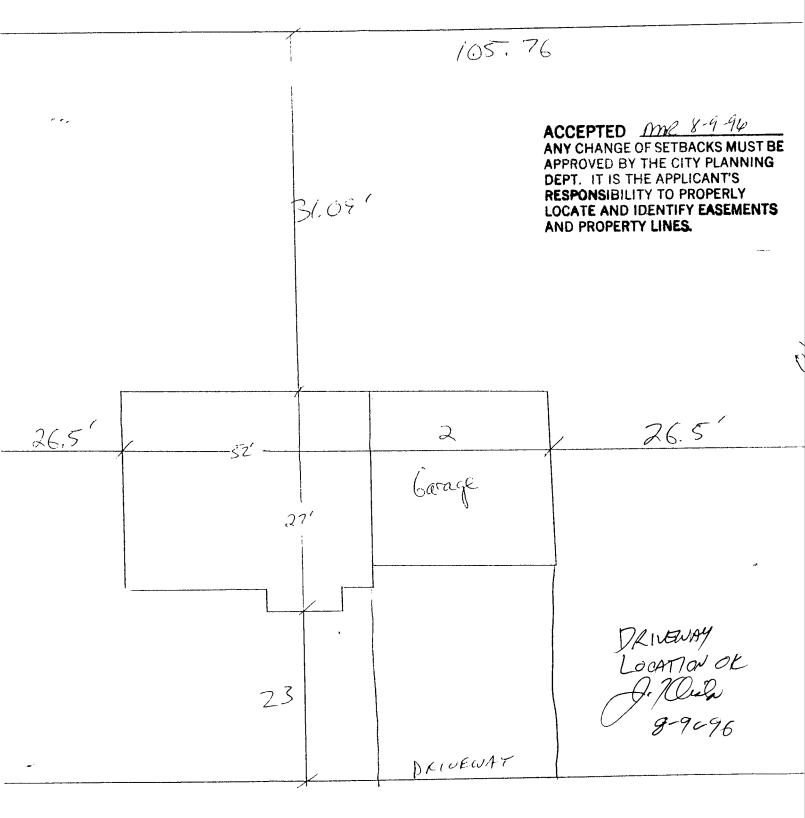
(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

## THIS SECTION TO BE COMPLETED BY APPLICANT 🖘

BLDG ADDRESS 623 HANCET	TAX SCHEDULE NO. 2943-063-00-090
SUBDIVISION DAWN	SQ. FT. OF PROPOSED BLDG(S)/ADDITION/607
FILING $/$ BLK $2$ LOT $2$	SQ. FT. OF EXISTING BLDG(S)
(1) OWNER John Davis	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION
(1) ADDRESS	BEFORE AFTER: THIS CONSTRUCTION
(1) TELEPHONE 243 - 7711	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION
(2) APPLICANT CASTLE	USE OF EXISTING BLDGS
(2) ADDRESS 2755 N. AJC 63 (0815)	DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 248 - 4638	Songle Family
	r, showing all existing and proposed structure location(s), parking, perty, and all easements and rights-of-way which abut the parcel.
THIS SECTION TO BE COMPLETED BY C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF ®
ZONE RSF-4	Maximum coverage of lot by structures35%
SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater	Parking Req'mt
Side 7' from PL Rear 30' from F	Special Conditions
•	
Maximum Height	CENSUS TRACT 10 TRAFFIC ZONE 2.2
• • • • • • • • • • • • • • • • • • • •	croved, in writing, by the Director of the Community Development cannot be occupied until a final inspection has been completed and ding Department (Section 305, Uniform Building Code).
•	d the information is correct; I agree to comply with any and all codes, o the project. I understand that failure to comply shall result in legal to non-use of the building(s).
Applicant Signature	Date
Department Approval	leaver Date 8-9-94
dditional water and/or sewer tap fee(s) are required: Y	(ES )_ NO W/O NO 9411 S/F
Utility Accounting Mille Foul	Date 8-14-96
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	E (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



L2 BZ :

623 HANCET