

FEE \$	1000 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 54721

PC top

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

9010-4660-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 574 HEIDEL TAX SCHEDULE NO. 2943-081-36-009
 SUBDIVISION CODY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1237
 FILING 3 BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Jaha Davis NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-7711
 (2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS _____
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 434-2267, 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 PR4.4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 10' from PL Special Conditions _____
or easements
 Maximum Height _____ CENS.T. 11 T.ZONE 51 ANNEX# _____

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 Jeff* Date 1/9/96
 Department Approval *Ronnie Edwards* Date 1-10-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8864 - S/F
 Utility Accounting *Michelle Fowler* Date 1-10-96

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)

90.68

CASTLE CONSTRUCTION

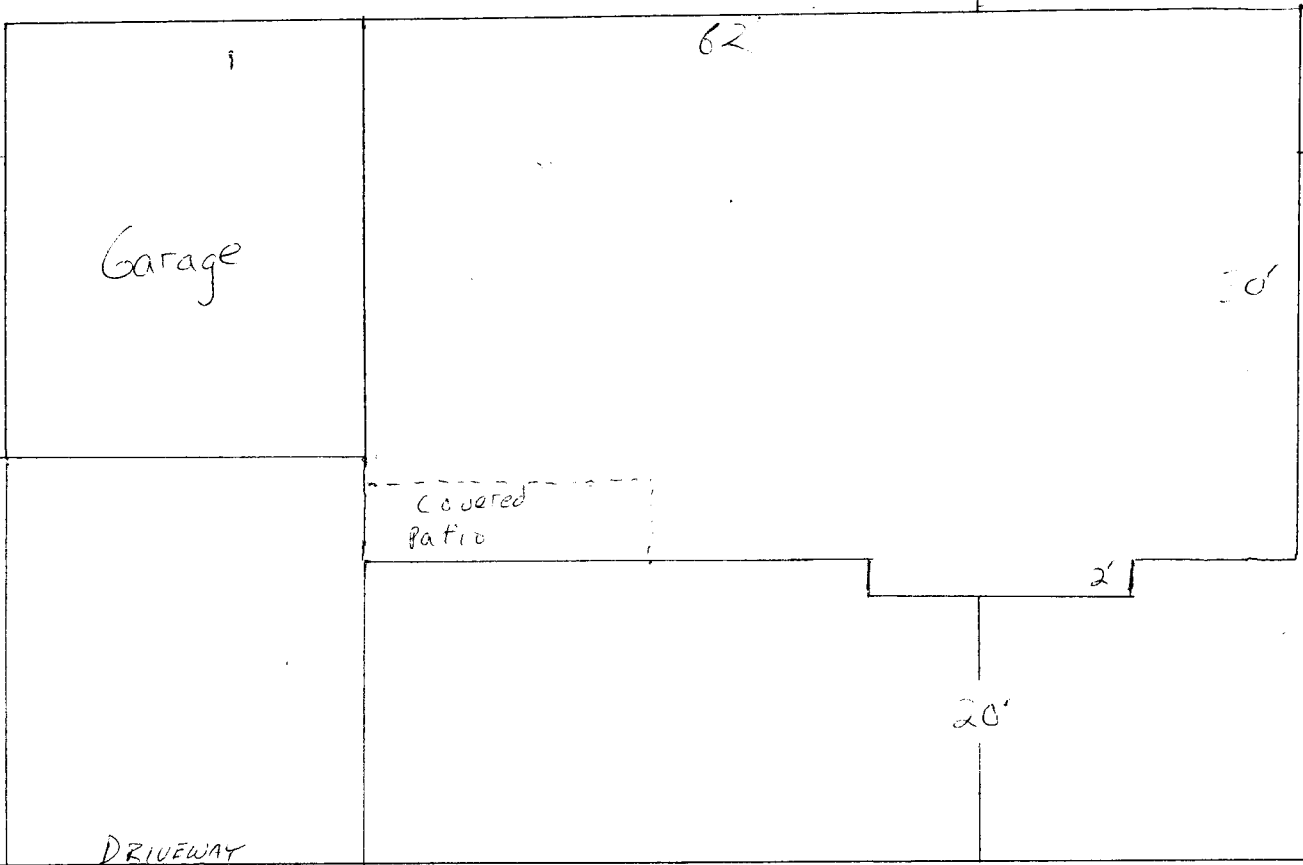
3068 DUPONT COURT
GRAND JUNCTION, CO. 81504
(970)434-2267

PROPOSED DRIVEWAY
LOCATION OK
NO PERMIT REQUIRED
J. W. [Signature]
1-8-96

ACCEPTED *Ronnie 1/10/96*
ANY CHANGE OF DETAILS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. THIS IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

29.1'

81.10



574 HEIDEL