

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>

BLDG PERMIT NO. 54779

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

*VJEP*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 580 HEIDEL TAX SCHEDULE NO. 2943-081-36-006  
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1630  
 FILING 3 BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER John Davis NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_  
 (1) TELEPHONE \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS —  
 (2) ADDRESS 3068 Depot 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 PR 4.4 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 ACCO Req'd  
 Maximum Height \_\_\_\_\_  
 CENS.T. 11 T.ZONE 51 ANN# \_\_\_\_\_

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 [Signature] Date Jan 16, 1996  
 Department Approval Marcia Rutledge Date 1-17-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8874-S/F  
 Utility Accounting Melvin Fowler Date 1-17-96

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)

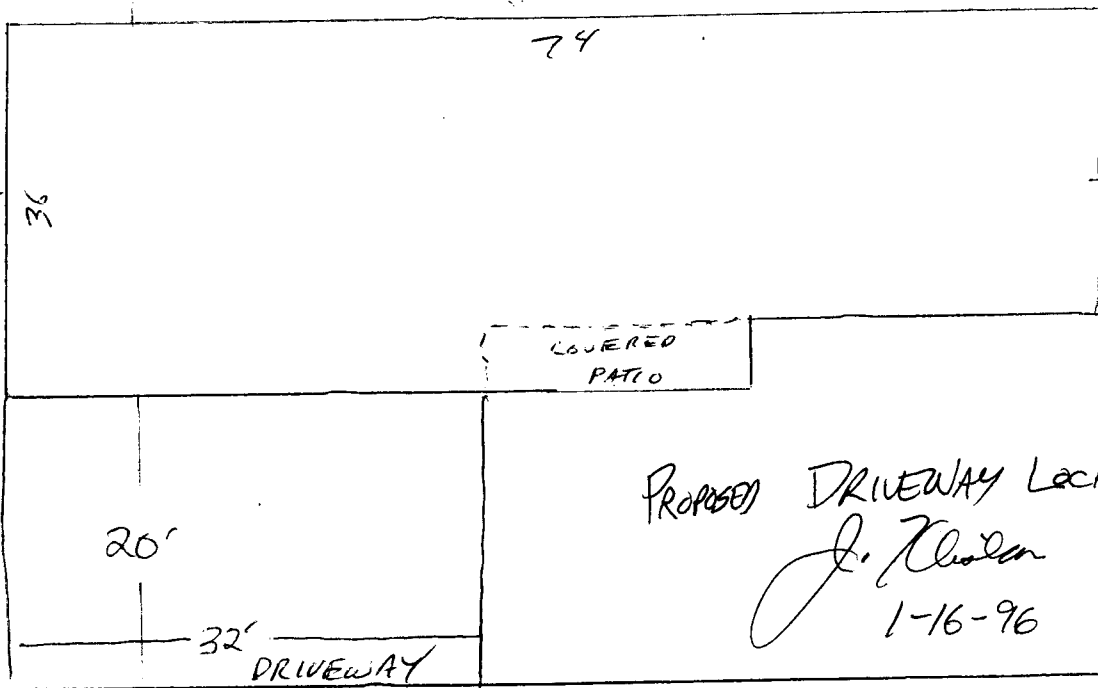
# CASTLE CONSTRUCTION

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

ACCEPTED me. 1-17-96  
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.

81.10

25.1'



PROPOSED DRIVEWAY LOCATION OK  
*J. Klodner*  
1-16-96

580 HEIDEL