

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

BLDG PERMIT NO. 54722

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

PC JOP

9010-4610

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 586 HEIDEL TAX SCHEDULE NO. 2943-081-36-004  
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 176  
 FILING 03 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER John Davis NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_  
 (1) TELEPHONE 243-7711 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (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 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 \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ or easements  
 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 [Signature] 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. 8863-S/F

Utility Accounting Mellie Jorule 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)

# CASTLE CONSTRUCTION

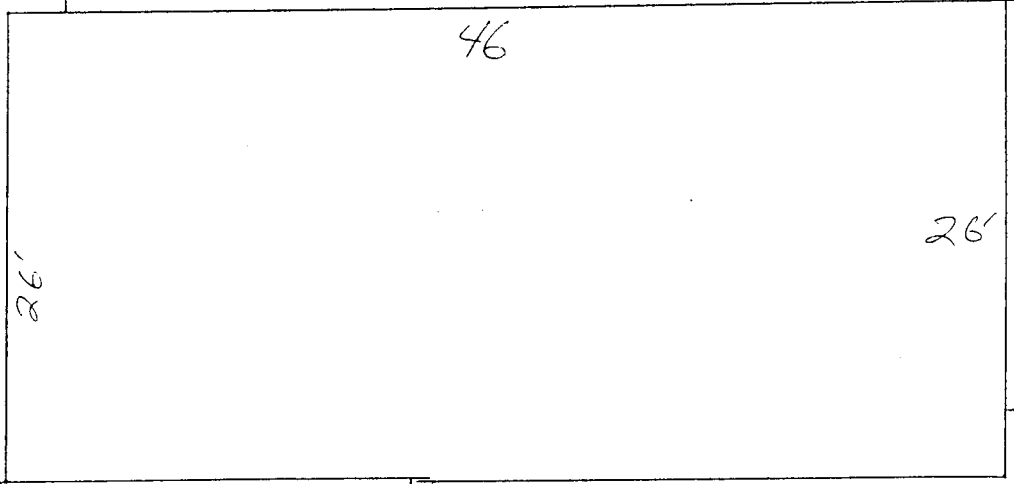
3068 DUPONT COURT  
GRAND JUNCTION, CO. 81504

*Ronnie 1/10/96*

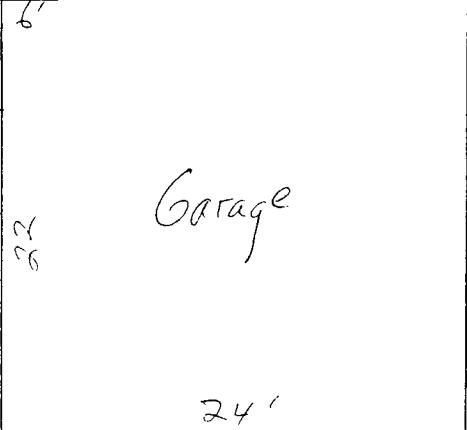
ACCEPTED FOR RECORDING  
THIS INSTRUMENT MUST BE  
RECORDED WITHIN 90 DAYS  
OF THE DATE OF RECORDING  
OR THE INSTRUMENT SHALL  
LAPSE AND BE VOID AS TO  
PROPERTY RIGHTS AND PROPERTY LINES

13.1'

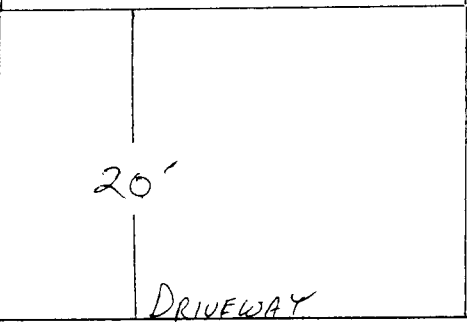
81.10



156



COVERED PORCH



PROPOSED DRIVEWAY LOCATION  
OK NO PERMIT REQUIRED  
*J. Kida*  
1-9-96

586 HEIDEC