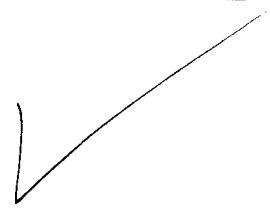


FEE \$ 10-
TCP \$ 324-

BLDG PERMIT NO. 52562

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



9010-3980

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2966 N Reola ave TAX SCHEDULE NO. 2943-081-31-003
SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1196
FILING 2 BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER John Davis NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____ NO. OF BLDGS ON PARCEL
(1) TELEPHONE 243-7711 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS _____
(2) ADDRESS 3068 Dept of CS 81584 DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 434-2267 Single Family Residential Const.

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 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater
Side 5' from PL Rear 10' from PL Special Conditions _____
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 Wilbur Spauld Date 6/20/95

Department Approval Marcia Batideaux Date 6-21-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8409 - S/P

Utility Accounting Millie Joubert Date 6-21-95

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)

97.66

29.66'

17.66'

12x14'
COVERED PATIO

46'

26'

26'

20'

28

8x28 COVERED PATIO

6'

9.7'

22

ACCEPTED MR 6-20-95
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.

24'

20'

2966

~~81.70~~ 81.70 N Roxlin

DARBY DR