

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 55819

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 644 18<sup>th</sup> TAX SCHEDULE NO. 2945-132-23-001  
 SUBDIVISION Greenwood SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 FILING 1 BLK 12 LOT 1 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER ~~Bob & Doris Greenwood~~ Doris Greenwood NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 20 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT CASTLE CONST  
 (2) ADDRESS ~~2755 N. Ave. 6308191~~ 2755 N. Ave. 6308191 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 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 RSF-8 Maximum coverage of lot by structures 45%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL  
 Maximum Height 32'  
 CENS.T. 7 T.ZONE 38 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 [Signature] Date 4/16/96  
 Department Approval [Signature: Ronnie Edwards] Date 4/18/96

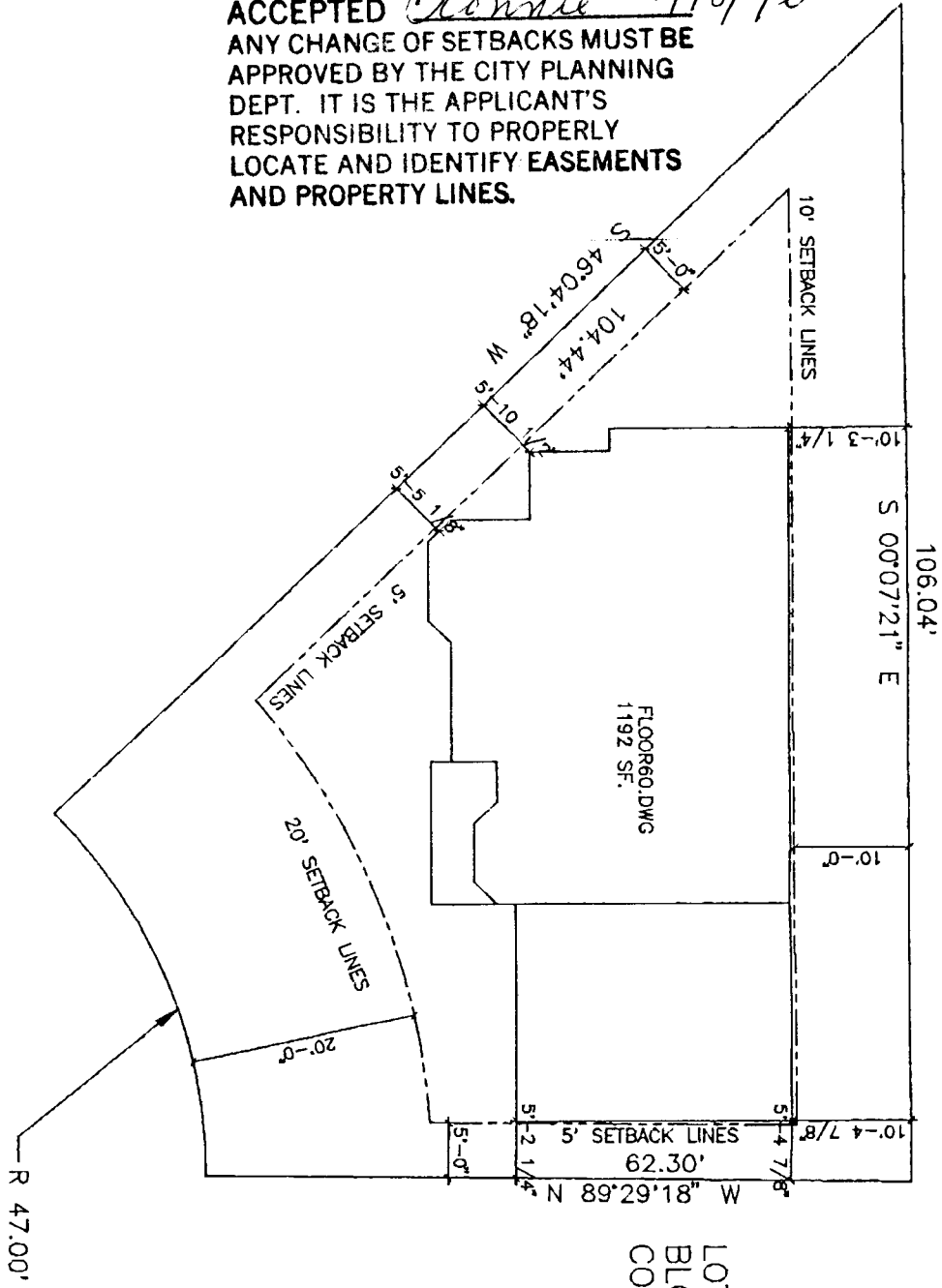
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. WD-8030  
 Utility Accounting [Signature: Millie Fowler] Date 4-18-96

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)

NOTE:  
ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE  
AT BUILDERS DISCRETION.

ACCEPTED *Ronnie* 4/18/96  
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.



LOT 3  
BLOCK 2  
CODY SUBDIVISION

DRIVEWAY  
LOCATION OK  
*J. Kish*  
4-15-96

SCALE 1/16" = 1'-0" (EXCEPT WHERE NOTED)

PLLOT PLAN

DATE	4-11-96
BY	J. Kish
CHECKED	
SCALE	1/16" = 1'-0"
SHEET	1

CASTLE  
CONSTRUCTION



*Auto*  
DRAFT

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		