

FEE \$ 10-  
TCP \$ 500-

BLDG PERMIT NO. 54927

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

PC  
JCP

9010-4440-01

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2961 1/2 Bookcliff Ave TAX SCHEDULE NO. 2943-081-39-001  
SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 198  
FILING 3 BLK 4 LOT 1 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
(1) OWNER John 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 USE OF EXISTING BLDGS \_\_\_\_\_  
(2) APPLICANT CASTLE CONST DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) ADDRESS 3063 Dept of. Co. 8564 Single Family  
(2) TELEPHONE 248-4638

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 \_\_\_\_\_  
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 1/27/96  
Department Approval Marcia Rabideaux Date 1-31-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8911-5/F

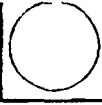
Utility Accounting Miller Jorule Date 2-5-96

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)

REVISIONS

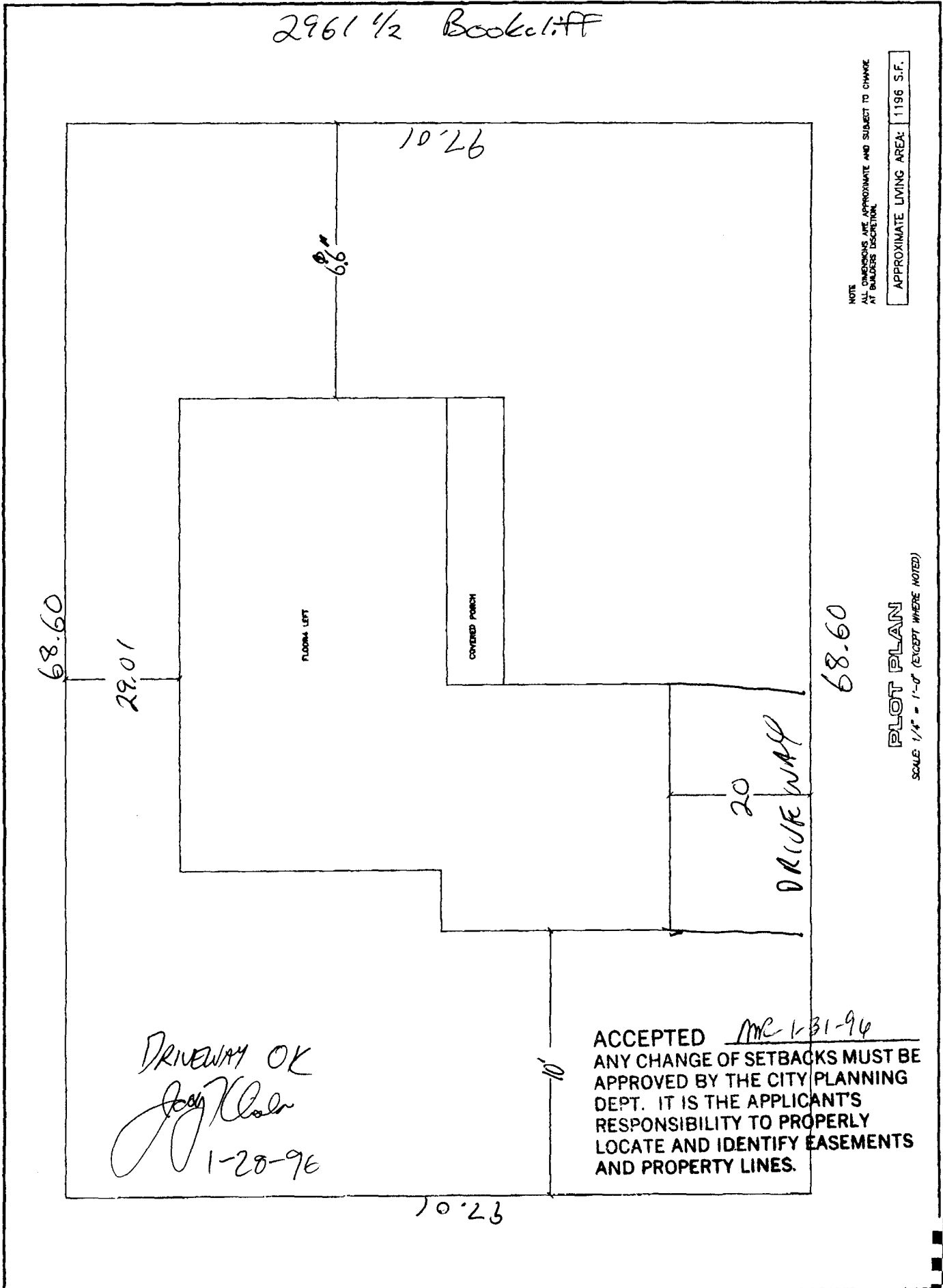
COMPUTER AIDED DESIGN  
*Castle Construction*  
 DRAFT



CASTLE  
 CONSTRUCTION

AUTODRAFT  
 FILE NAME  
 1-28-96  
 1:4" = 1'-0"  
 1 OF 1

2961 1/2 Bookcliff



NOTE  
 ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE  
 AT BUILDERS DISCRETION.  
 APPROXIMATE LIVING AREA: 1196 S.F.

PLOT PLAN  
 SCALE 1/4" = 1'-0" (EXCEPT WHERE NOTED)

DRIVEWAY OK  
*Joey Klein*  
 1-28-96

ACCEPTED MC-131-96  
 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.