

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

BLDG PERMIT NO. 55078

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

*PC JCF*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 574 Pioneer TAX SCHEDULE NO. 2943-031-00-045  
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1237  
 FILING 4 BLK 1 LOT 9 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  
 (2) APPLICANT CASTLE CONV USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 3008 Depot st G.J. CO 81504 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 248-4638 Styke 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 PR4.4 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 ANNEX# \_\_\_\_\_  
or easment

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).

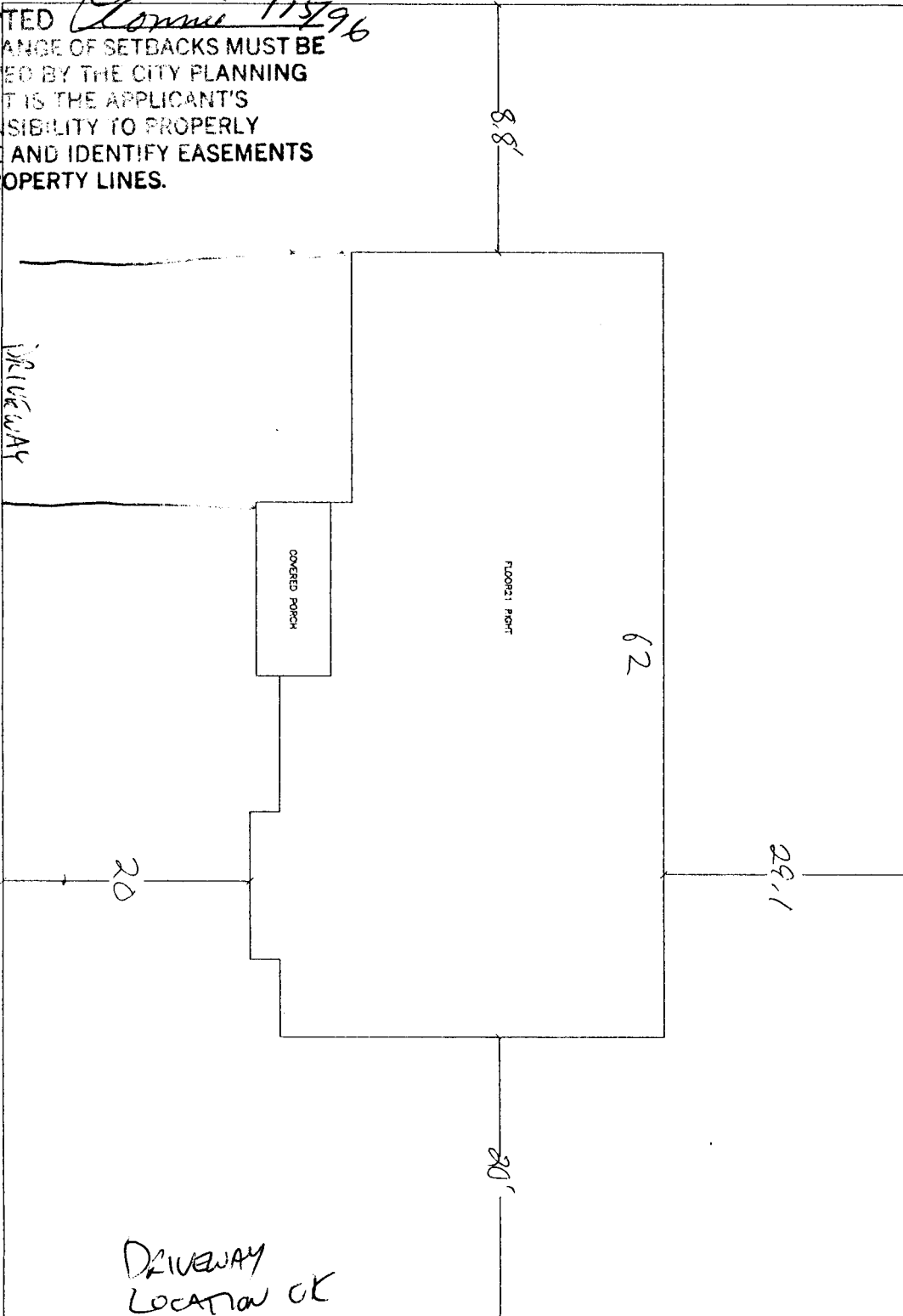
Applicant Signature *William J. [Signature]* Date \_\_\_\_\_  
 Department Approval *Ronnie Edwards* Date 2/15/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8949  
 Utility Accounting *Richard [Signature]* Date 2-15-96

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)

ACCEPTED *Connie 2/15/96* 81.10  
 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.



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

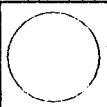
NOTE:  
 ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AT BUILDER'S DISCRETION.  
 APPROXIMATE LIVING AREA: 1237 S.F.

*DRIVEWAY LOCATION OK*  
*G. J. Coala*  
*2-15-96*

*574 Prover*

DATE	DESCRIPTION
1-28-96	1-28-96
1-28-96	1-28-96
1-28-96	1-28-96
1-28-96	1-28-96

**CASTLE CONSTRUCTION**



**Auto DRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 523-5158

REVISIONS
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