

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 55236

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 575 Pioneer TAX SCHEDULE NO. 2993-081-00-045
SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1237
FILING 4 BLK 2 LOT 17 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER John Davis NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____ NO. OF BLDGS ON PARCEL
(1) TELEPHONE 243-7711 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS _____
(2) ADDRESS 3068 Durant G.S. CO 81504 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 PR 4.4 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 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 John Davis Date 2/28
Department Approval Ronnie Edwards Date 3/1/96

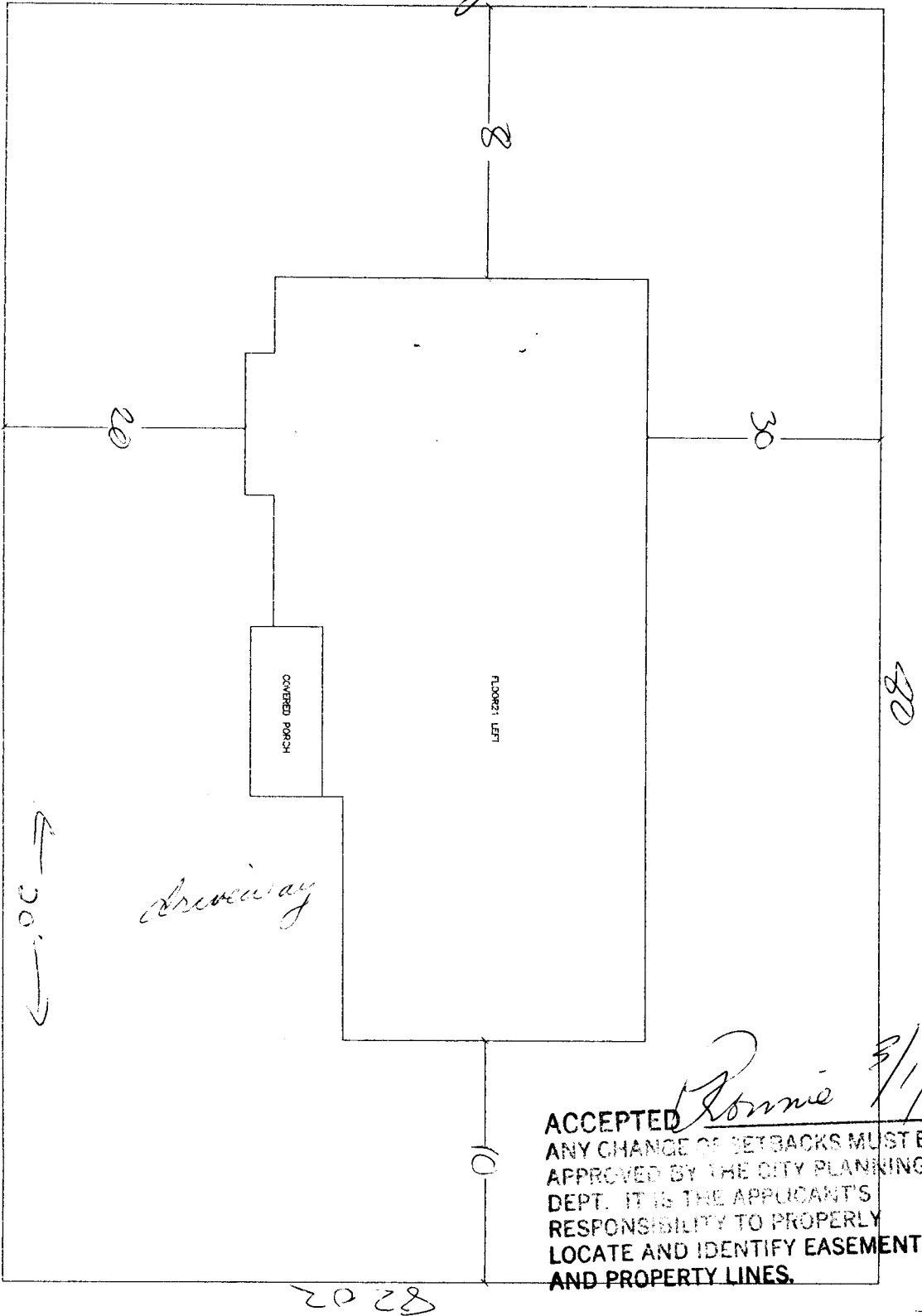
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8990-S/F

Utility Accounting Melie Fowler Date 3-1-96

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)

Driveway Location OK
J. Don Kantor 2-28-90



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

PLOT PLAN

575 Pioneer

← 20' →

Driveway

COVERED PORCH

FLOOR: LEFT

ACCEPTED *Ronnie 3/1/90*
 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.

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

DATE	1-28-90
BY	CASTLE CONSTRUCTION
SCALE	1/4" = 1'-0"
1 OF 1	

CASTLE CONSTRUCTION



Auto DRAFT
 CONSULTING ARCHITECTS
 GRAND JUNCTION, CO (970) 825-5158

REVISIONS	
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