

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰

BLDG PERMIT NO. 55160

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

PC JCP

576 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ~~576~~ Pioneer TAX SCHEDULE NO. 2943-081-00-045
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409
 FILING 4 BLK 1 LOT 8 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 3068 Dupont ct. Grand #10⁸¹⁵⁰¹ Single Family
 (2) TELEPHONE 248-9838

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 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 10' from PL Special Conditions _____
 or easements
 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 Jiff Date 2-12-96
 Department Approval Marcia Rabideaux Date 2-13-96

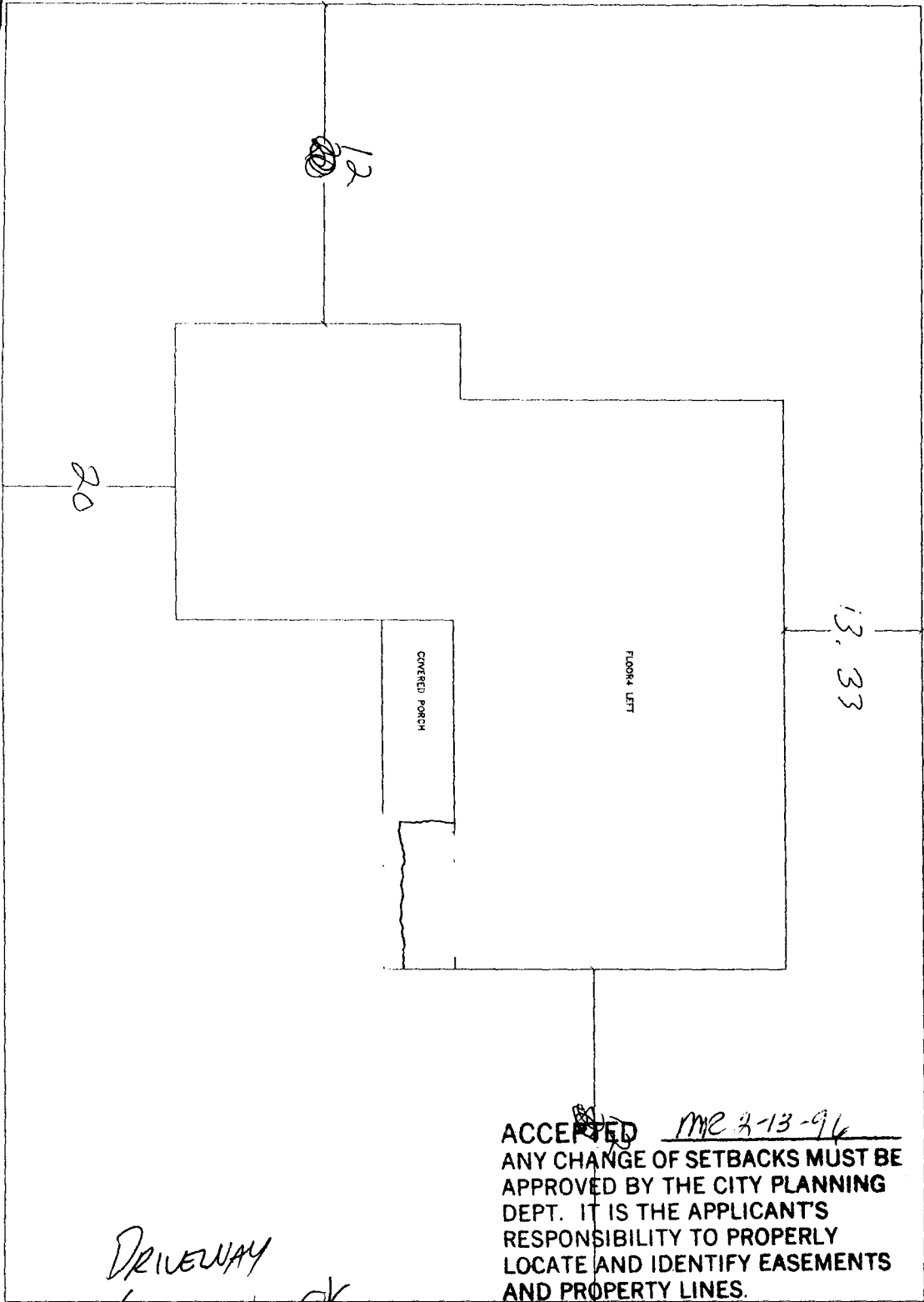
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8955-3/F

Utility Accounting Millie Fowler Date 2-16-96

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)

81.33



80.00

13.33

20

12

FLOOR - LFT

COVERED PORCH

ACCEPTED ME 2-13-96
 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.

DRIVEWAY
 LOCATION OK
 Jc Klotz
 2-13-96

PLOT PLAN

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

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

LOT 8 Bldg 21
 574 ~~DR~~ Pavers
 OK me

CASTLE CONSTRUCTION



Acuto
DRAFT
 COMPUTER AIDED DRAFTING
 (670) 522-5155

1	REVISIONS
2	
3	
4	
5	
6	
7	
8	

DATE: 1-26-96
 1/4" = 1'-0"
 1 OF 1