

FEE \$	10 -
TCP \$	500 -

BLDG PERMIT NO. 55649

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

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TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 577 PRONKER TAX SCHEDULE NO. 2943-081-00-095
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400
 FILING 4 BLK 2 LOT 16 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER John Davis NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____
 (1) TELEPHONE 243-7711 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS _____
 (2) ADDRESS 3068 Dupont GS 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 _____
 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 [Signature] Date 4/3/96
 Department Approval [Signature] Date 4-5-96

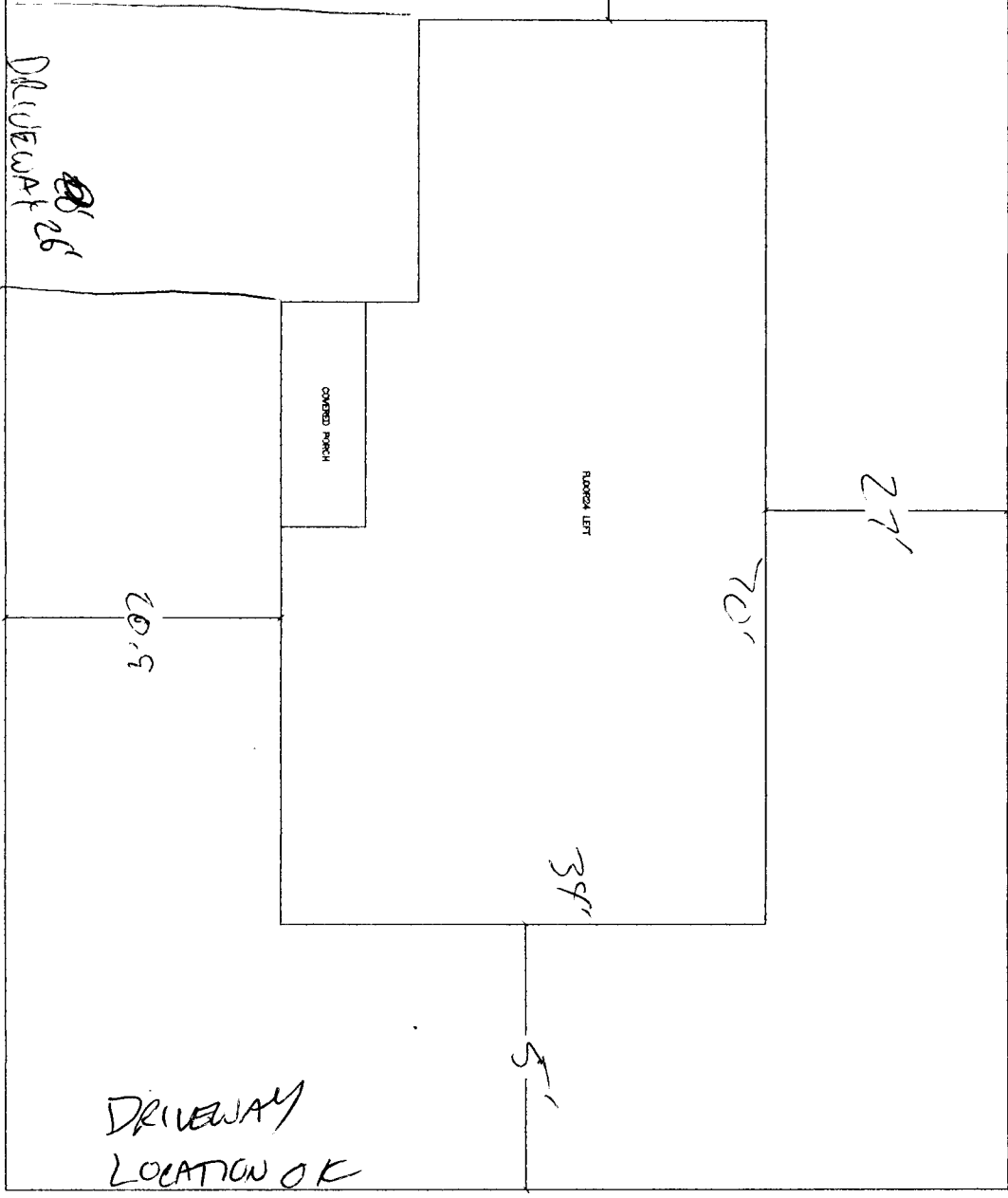
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9100

Utility Accounting [Signature] Date 4/5/96

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)

ACCEPTED MR. 4-5-96
 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.



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

NOTE
 ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AT BUILDERS DISCRETION.
 APPROXIMATE LIVING AREA: 1400 S.F.

DRIVEWAY
 LOCATION OK

J. K. Kish
 4-4-96 577 PIONEER L 16 B2 F4

DATE	1-0-96
BY	J. K. KISH
PROJECT	577 PIONEER
SCALE	1/4" = 1'-0"
TITLE	PLOT PLAN

CASTLE CONSTRUCTION



Auto DRAFT
 COMPUTER AIDED DRAFTING
 (970) 525-5156 GRAND JUNCTION, CO

REVISIONS
1
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