

FEE \$ 10 -
TCP \$ 500 -

BLDG PERMIT NO. 55650

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

TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 579 PIONEER TAX SCHEDULE NO. 2943-081-00-045
SUBDIVISION Lot 15 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400
FILING 4 BLK 02 LOT 15 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 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 243-7711 USE OF EXISTING BLDGS _____
(2) APPLICANT CASTLE DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS 3068 Dupont Ct. GJ Co 81501 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 Special Conditions _____
Side 5' from PL Rear 10' from PL
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 NO _____ W/O No. 9099

Utility Accounting [Signature] Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

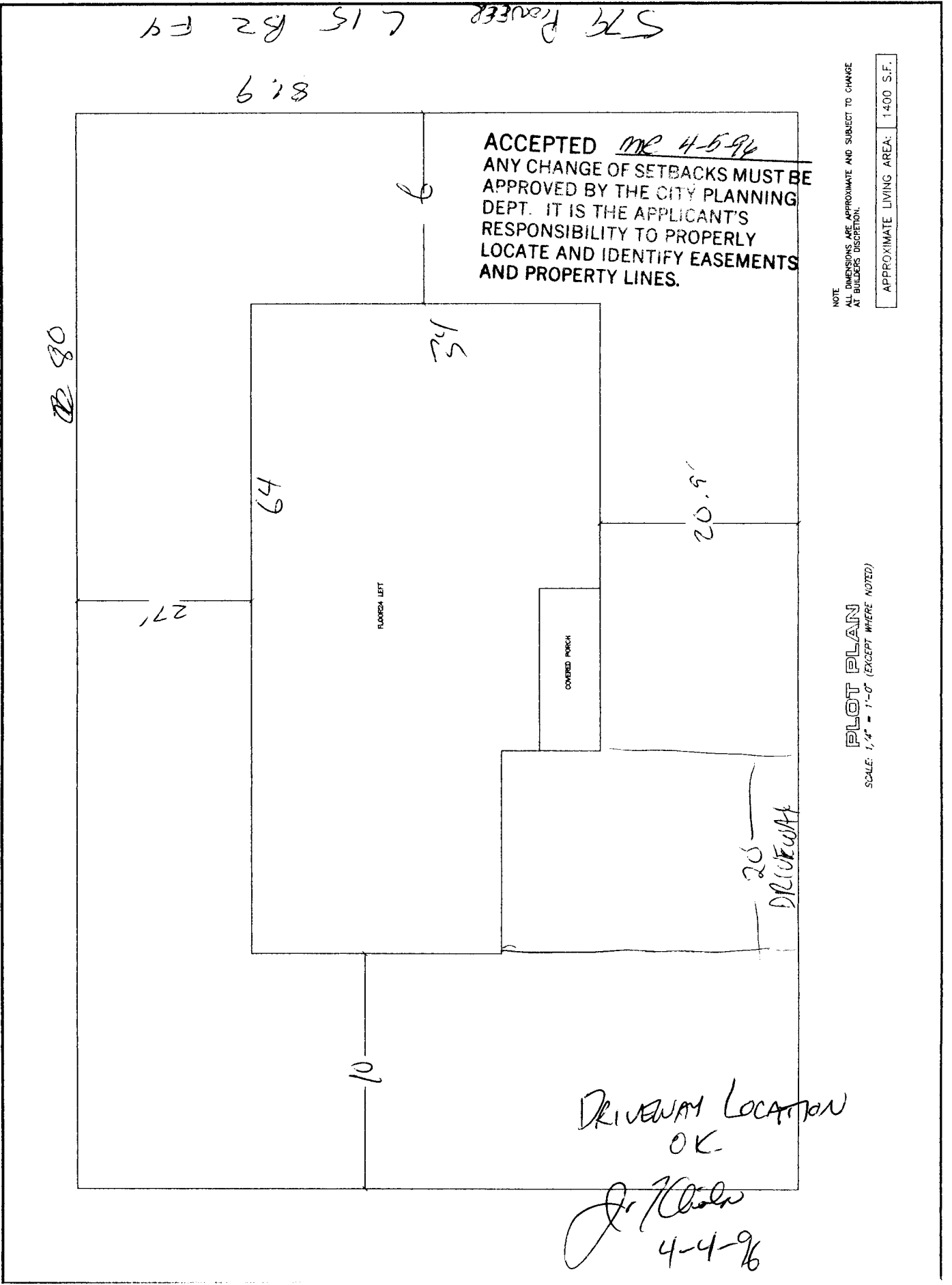
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

REVISIONS
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Auto DRAFT
 CONSULTING ARCHITECTS
 (970) 325-5156 GRAND JUNCTION, CO

CASTLE
 CONSTRUCTION

DATE OF AUTODRAW
BY
DATE OF DRAWING
1-28-88
DATE
1/8" = 1'-0"
1 OF 1



NOTE
 ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE
 AT BUILDERS DISCRETION.

APPROXIMATE LIVING AREA: 1,400 S.F.

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

DRIVEWAY LOCATION
 OK
 Dr. K. Chalk
 4-4-96