

needs dimensions

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

BLDG PERMIT NO. 55077

### PLANNING CLEARANCE

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

*PC JCP*

9010-4700-01

580 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ~~584~~ Pioneer TAX SCHEDULE NO. 2943-081-00-045  
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1630  
 FILING 4 BLK 1 LOT 36 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: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243-7711 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT CASTLE CONSTR DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 3068 Dupont ct. <sup>65</sup> CO 81507 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  
 Side 5' from PL Rear 10' from PL or easements Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ CENS.T. 11 T.ZONE 57 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).

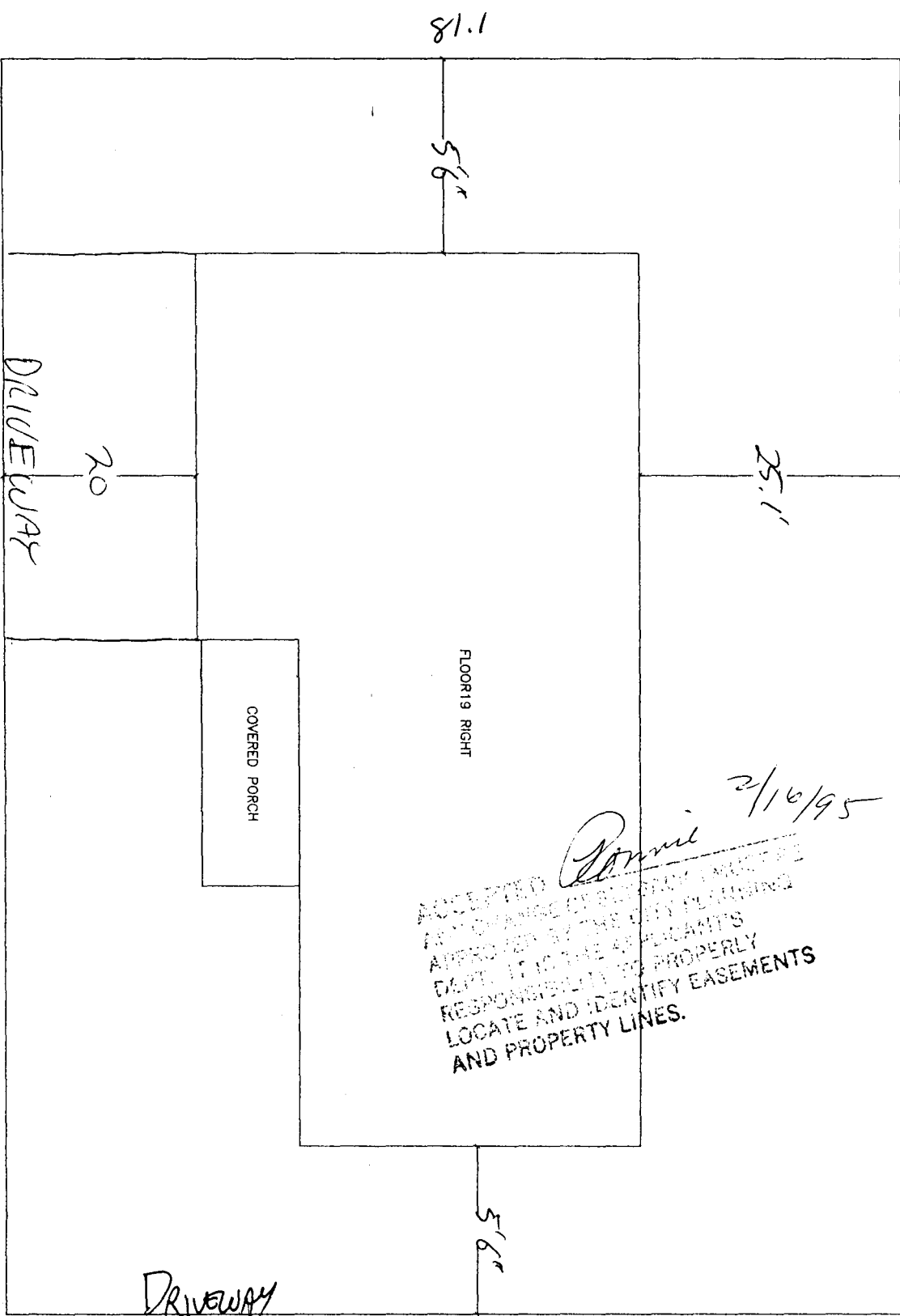
Applicant Signature *William [Signature]* Date 2/5/96  
 Department Approval *Marcia Rabideaux* Date 2-16-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. S/F 8953  
 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)

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



*Permit* 2/16/95  
 ACCEPTED  
 ANY CHANGE OF PERMIT SUBJECT TO  
 APPROVAL BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

APPROXIMATE LIVING AREA: 1630 S.F.

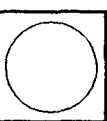
NOTE  
 ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE  
 IN SURETY SECTION.

DRIVEWAY  
 LOCATION OK ~~85.0~~ 81.1  
*J. Kloba*  
 2-12-96

90.58  
 85.06

1	1-28-96	1-28-96	1-28-96
2	1-28-96	1-28-96	1-28-96
3	1-28-96	1-28-96	1-28-96
4	1-28-96	1-28-96	1-28-96
5	1-28-96	1-28-96	1-28-96
6	1-28-96	1-28-96	1-28-96
7	1-28-96	1-28-96	1-28-96
8	1-28-96	1-28-96	1-28-96
9	1-28-96	1-28-96	1-28-96
10	1-28-96	1-28-96	1-28-96

**CASTLE CONSTRUCTION**



*Auto* **DRAFT**  
 COMPUTER AIDED DRAFTING  
 (670) 523-5152

1	REVISIONS
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