

FEE \$ 10⁻
TCP \$ 500⁻

BLDG PERMIT NO. 55391

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 581 @ Pioneer TAX SCHEDULE NO. 2943-081-00-045
SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409
FILING 4 BLK 2 LOT 14 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
(2) APPLICANT CASTLE CONSE USE OF EXISTING BLDGS _____
(2) ADDRESS 368 Dupont GS (B 8150V) 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 or easements _____
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).

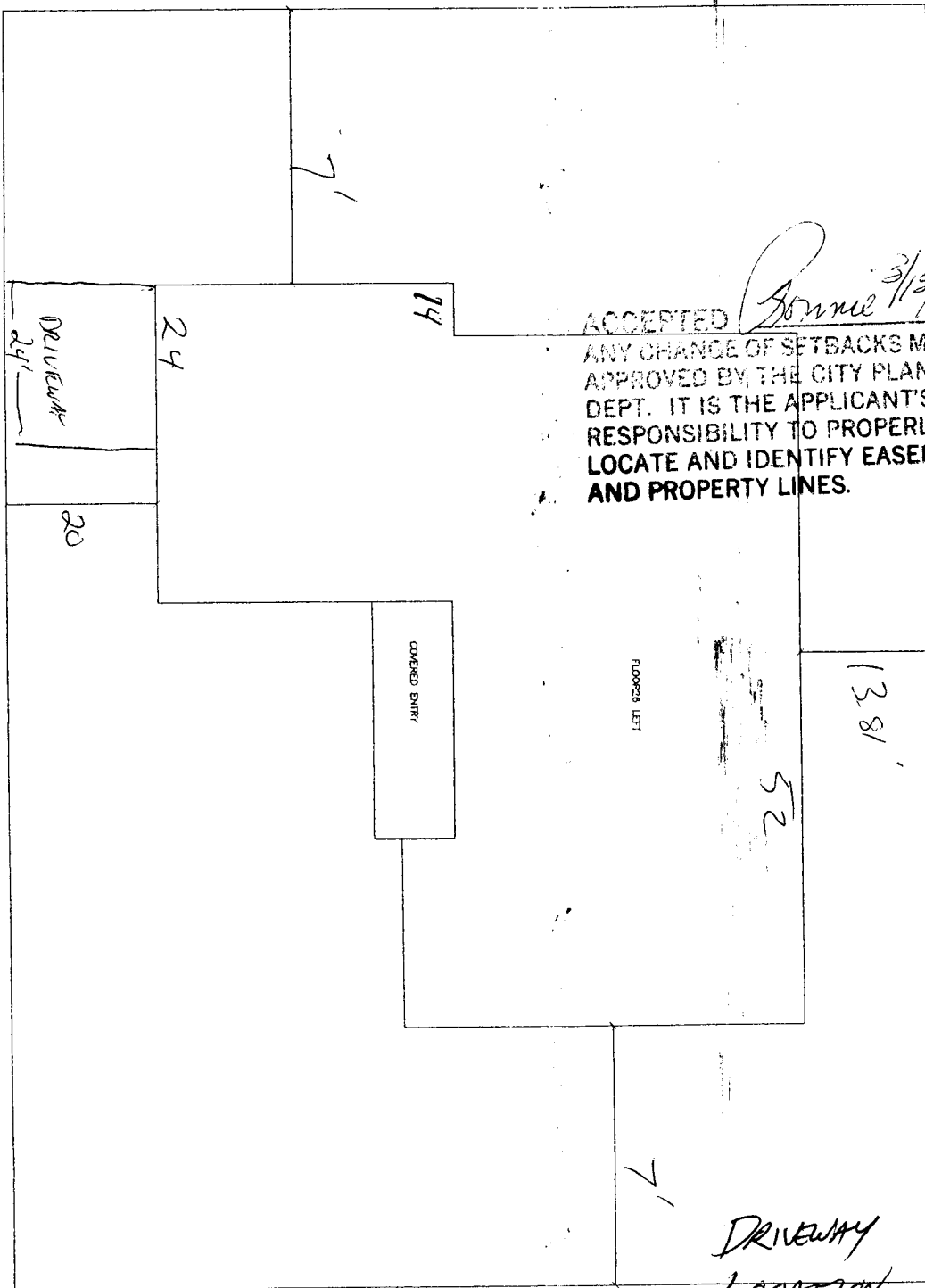
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature X _____ Date _____
Department Approval Bonnie Edwards _____ Date 3-15-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9030 SF
Utility Accounting AM Cole _____ Date 3/15/96

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 *Ronnie 3/13/96*
 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.

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

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

APPROXIMATE LIVING AREA: 1409 S.F.

DRIVEWAY LOCATION OK
J. Chalder
 3-12-96

581 Pioneer L14 B2

| |
|---------------|
| 1/4" = 1'-0" |
| 1/8" = 1'-0" |
| 1/16" = 1'-0" |

CASTLE CONSTRUCTION



Auto
DRAFT
 COMPUTER AIDED DRAFTING
 (970) 523-5158

| |
|-----------|
| REVISIONS |
| 1 |
| 2 |
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