

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 55136

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

9010-4710-01

582 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ~~587~~ ~~1000~~ Pioneer TAX SCHEDULE NO. 2943-081-00-045
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1630
 FILING 4 BLK 1 LOT 5 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
 (2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS _____
 (2) ADDRESS 3068 Dupont Ct. Grand Jct 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 2
 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).

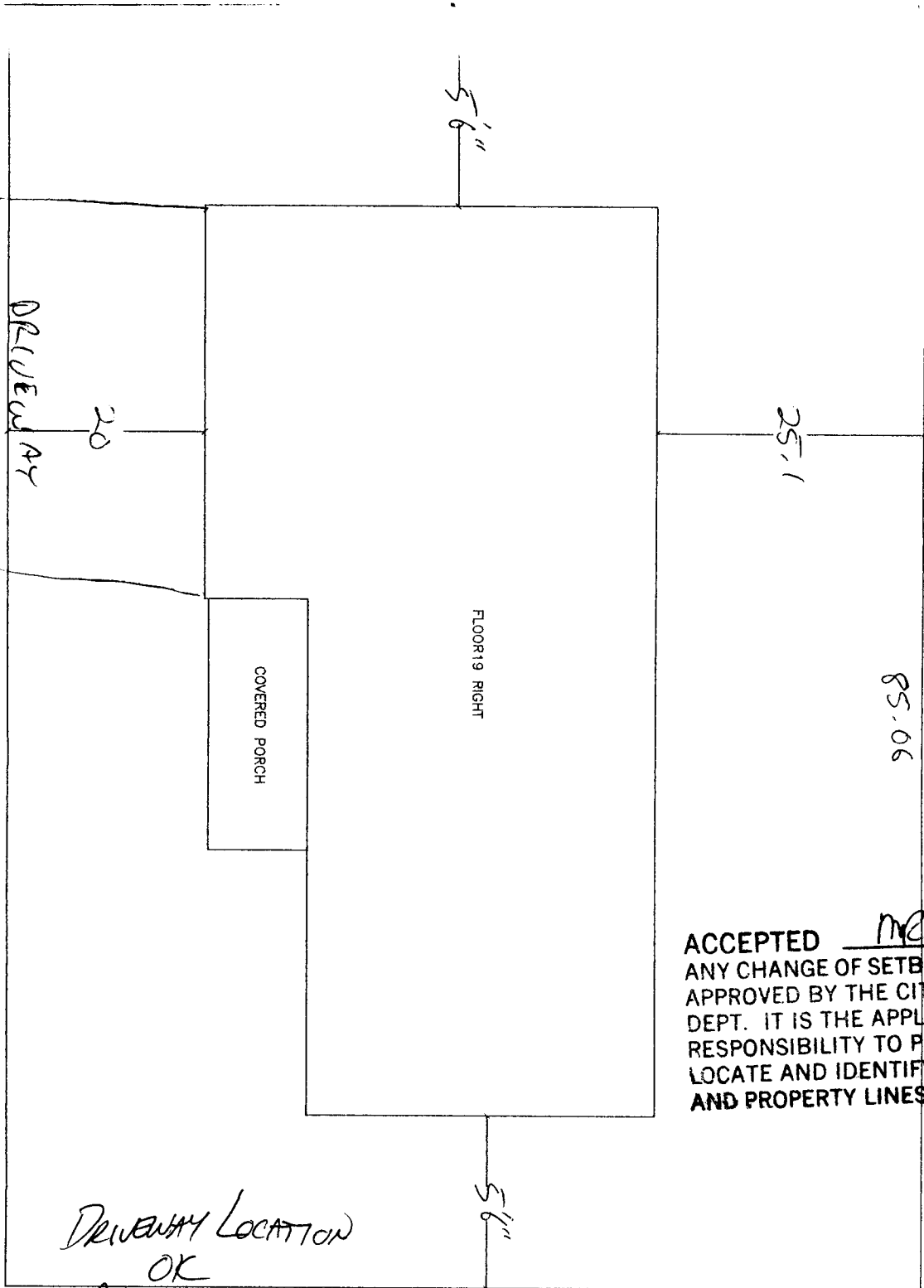
Applicant Signature William F. [Signature] Date 2/12/96
 Department Approval Marcia Rabideaux [Signature] Date 2-13-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8956 S/F

Utility Accounting Millie Jouley [Signature] 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)



ACCEPTED MC 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

J. Klada
 2-13-96

01/8

S84 P. owner

PLOT PLAN

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

APPROXIMATE LIVING AREA: 1630 S.F.

NOTE: ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AT BUILDER'S DISCRETION.

AUTO DRAFT
1/4" = 1'-0"
1/8" = 1'-0"
1/2" = 1'-0"
1" = 1'-0"

CASTLE CONSTRUCTION

Auto DRAFT
 COMPUTER AIDED DRAFTING
 (970) 523-5158

REVISIONS
1
2
3
4
5
6
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