

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 55135

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

✓
TCP

9010-4900-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 583 ~~10110~~ PIONEER TAX SCHEDULE NO. 2943-081-00-045
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1237
 FILING 4 BLK 2 LOT 13 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: — AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS 0
 (2) ADDRESS 3068 Dupont G.J. CO 81504 DESCRIPTION OF WORK AND INTENDED USE: —
 (2) TELEPHONE 243- 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 Special Conditions —
 Side 5' from PL Rear 10' from PL
or easements
 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).

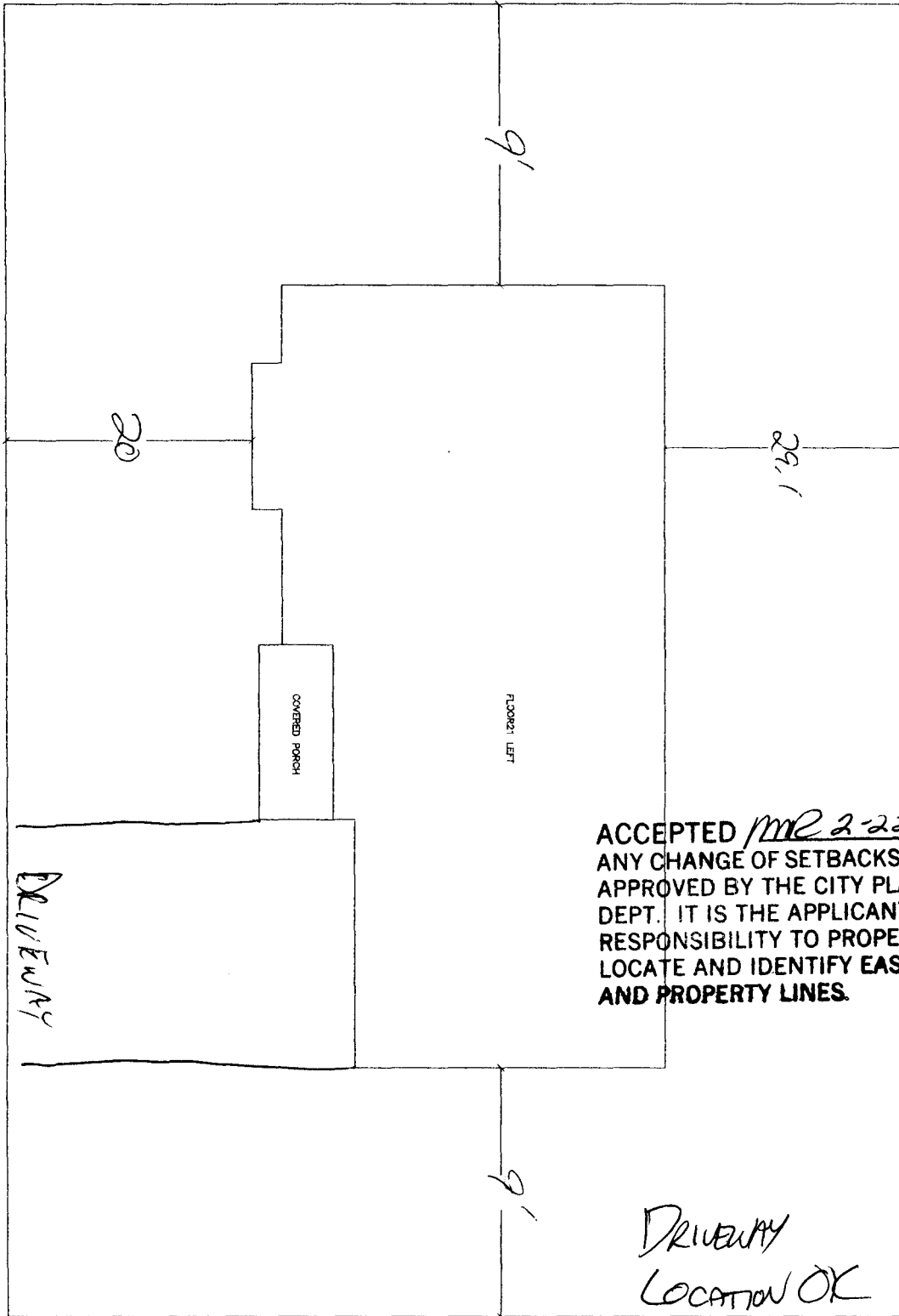
Applicant Signature [Signature] Date 2/19/96
 Department Approval [Signature] Date 2-22-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8969-S/P

Utility Accounting [Signature] Date 2-22-96

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)



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

ACCEPTED *MR 2-22-96*
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. Chiles
2-20-96

583 Pioneer

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

APPROXIMATE LIVING AREA: 1,237 S.F.

DATE	1-20-96
APPROVAL	1-20-96
DATE	1-20-96
SCALE	1/4" = 1'-0"
1 OF 1	

CASTLE CONSTRUCTION

Auto DRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 523-5158

REVISIONS							
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