

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 55628

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

✓
TOP

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 1616
FILING 4 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER John Davis NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____
(1) TELEPHONE 243-7711 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS _____
(2) ADDRESS 3068 Dupont Ct. GJCO DESCRIPTION OF WORK AND INTENDED USE: _____
81504 Single Family
(2) TELEPHONE 248-4632

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 about 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 [Signature] Date 4/1/96
Department Approval Ronnie Edwards Date 4/3/96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9093

Utility Accounting [Signature] Date 4-3-96

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

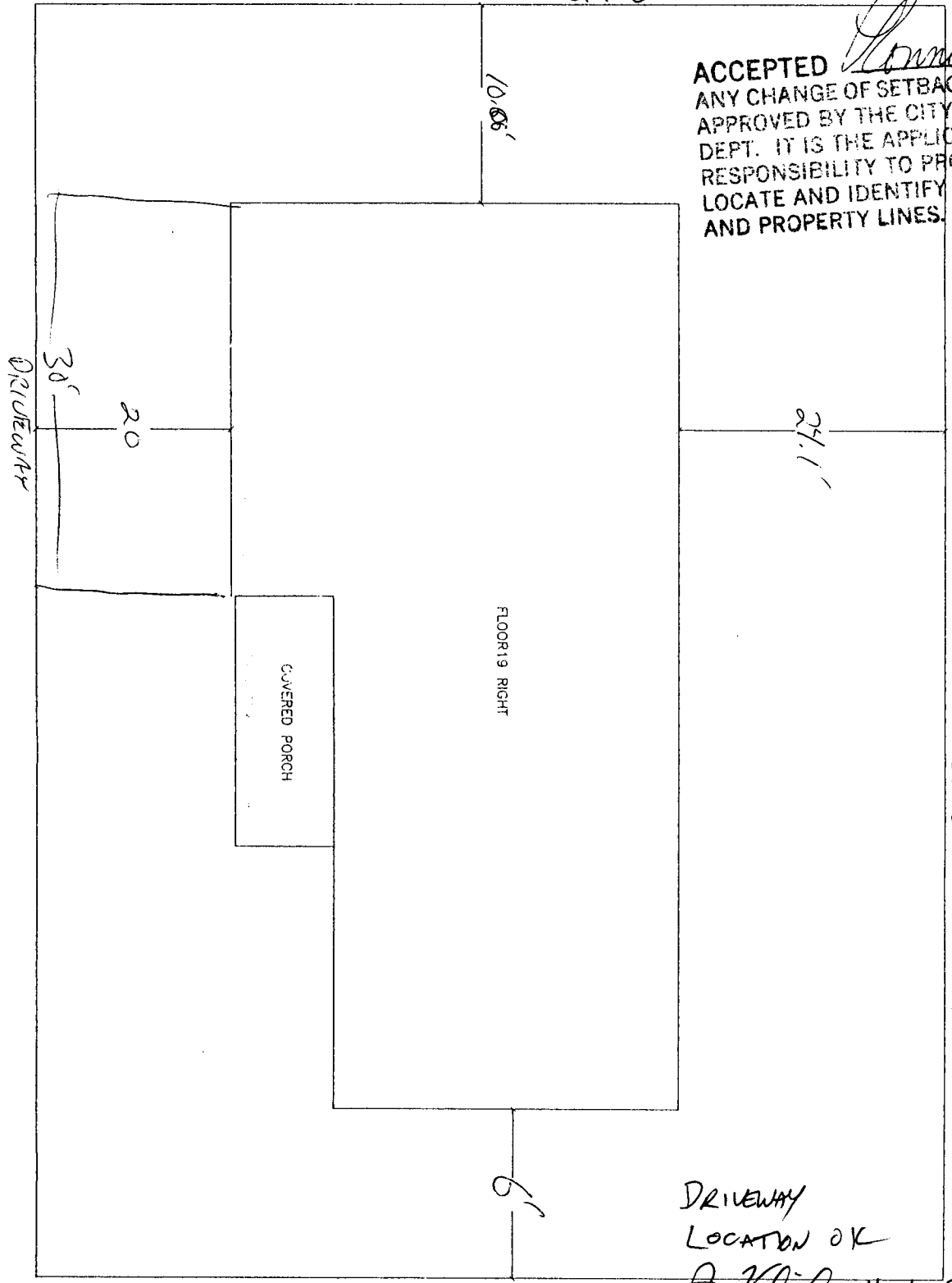
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

81.10

4/3/96

Donnie

ACCEPTED
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.



6'

DRIVEWAY
LOCATION OK

J. W. Wala 4-1-96
584 PIONEER

LOT 4 B1

85.06

10.86'

24.1'

30'

20'

COVERED PORCH

FLOOR 19 RIGHT

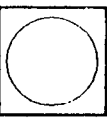
ORIGINATOR

APPROXIMATE LIVING AREA: 1630 S.F.

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

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

CASTLE CONSTRUCTION



Auto DRAFT
COMPUTER AIDED DRAFTING
(870) 523-5158

NO.	DATE	REVISIONS

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