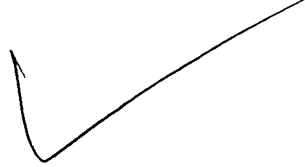


FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO.	NA
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>574 PIONEER RD</u>	TAX SCHEDULE NO.	<u>2943-081-00-045</u>
SUBDIVISION	<u>CODY</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>800</u>
FILING	<u>4</u> BLK <u>1</u> LOT <u>9</u>	SQ. FT. OF EXISTING BLDG(S)	<u>1237</u>
(1) OWNER	<u>NORMAN N. & MARILYN A. GRIFFIN</u>	NO. OF DWELLING UNITS	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>574 Pioneer Rd</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>257-0340</u>	USE OF EXISTING BLDGS	<u>DWELLING</u>
(2) APPLICANT	<u>NORMAN GRIFFIN</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>LAWN SHOP</u>
(2) ADDRESS	<u>574 Pioneer Rd</u>		
(2) TELEPHONE	<u>257-0340</u>		

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	<u>PR-4.4</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	_____
or	_____ from center of ROW, whichever is greater	Special Conditions	_____
Side	<u>5'</u> from PL		
Rear	<u>10'</u> from PL		
Maximum Height	_____	CENSUS TRACT	<u>11</u>
		TRAFFIC ZONE	<u>51</u>

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	<u>Norman Griffin</u>	Date	<u>5/30/96</u>
Department Approval	<u>Ronnie Edwards</u>	Date	<u>5/30/96</u>

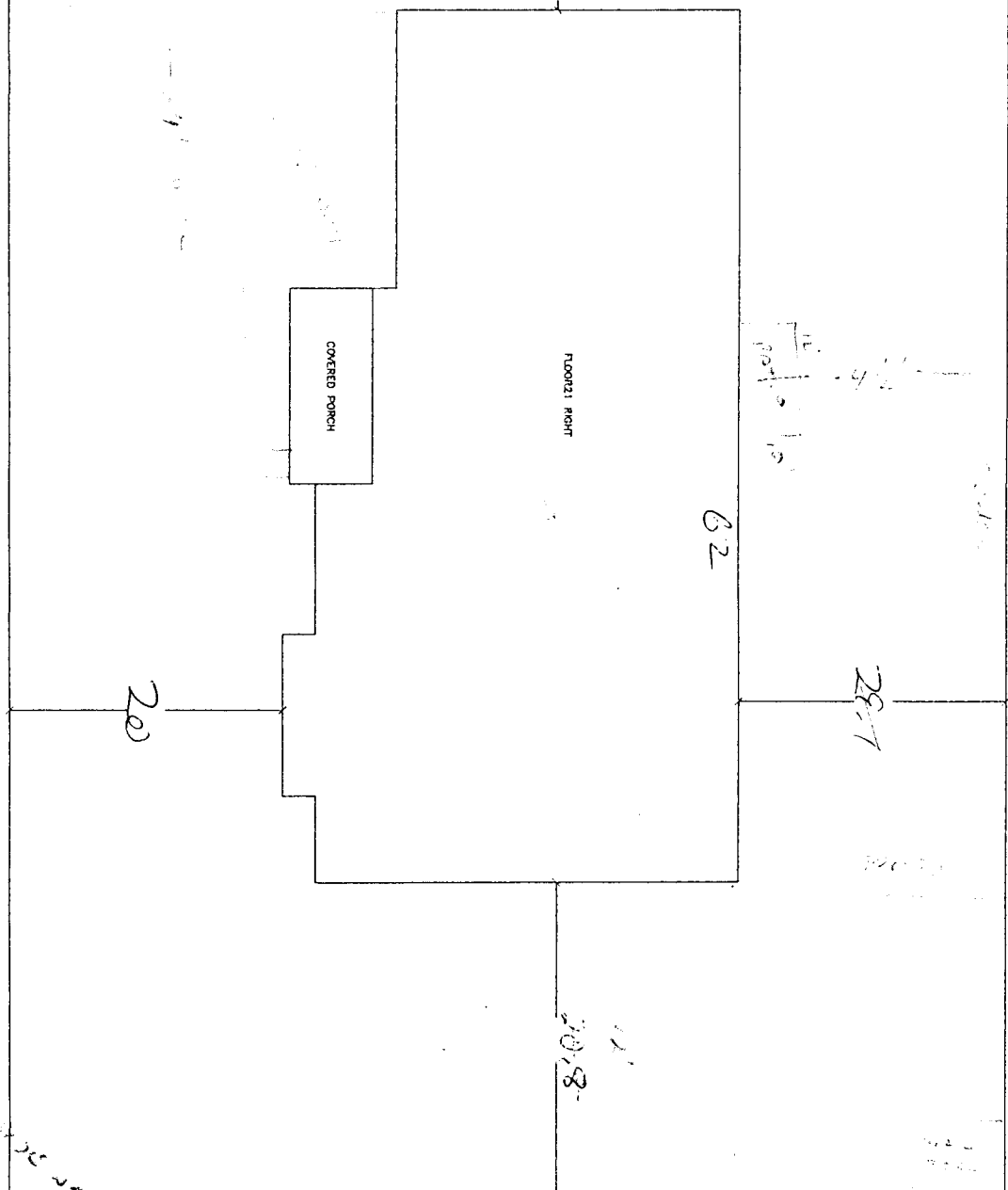
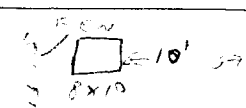
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting [Signature] Date 5/30/96

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 *GJC 5/30/96*
 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.



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

NOTE:
 ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AT BUILDER'S DISCRETION.
 APPROXIMATE LIVING AREA: 1237 S.F.

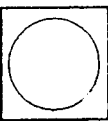
SIDE WALK

LOT 9 Blk 1 Filing # 4

Griffen

1 OF 1

CASTLE CONSTRUCTION



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

REVISIONS	NO.	DATE	BY	DESCRIPTION