

FEE \$ 10 -
TCP \$ 500 -

BLDG PERMIT NO. 55672

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

✓
TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ~~000~~ 585 Pioneer TAX SCHEDULE NO. 2943-081-00-095
SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1196
FILING 4 BLK 02 LOT 12 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 _____
(2) ADDRESS 3068 Dupont 65 W 81507 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
Special Conditions _____
Side 5' from PL Rear 10' from PL
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).

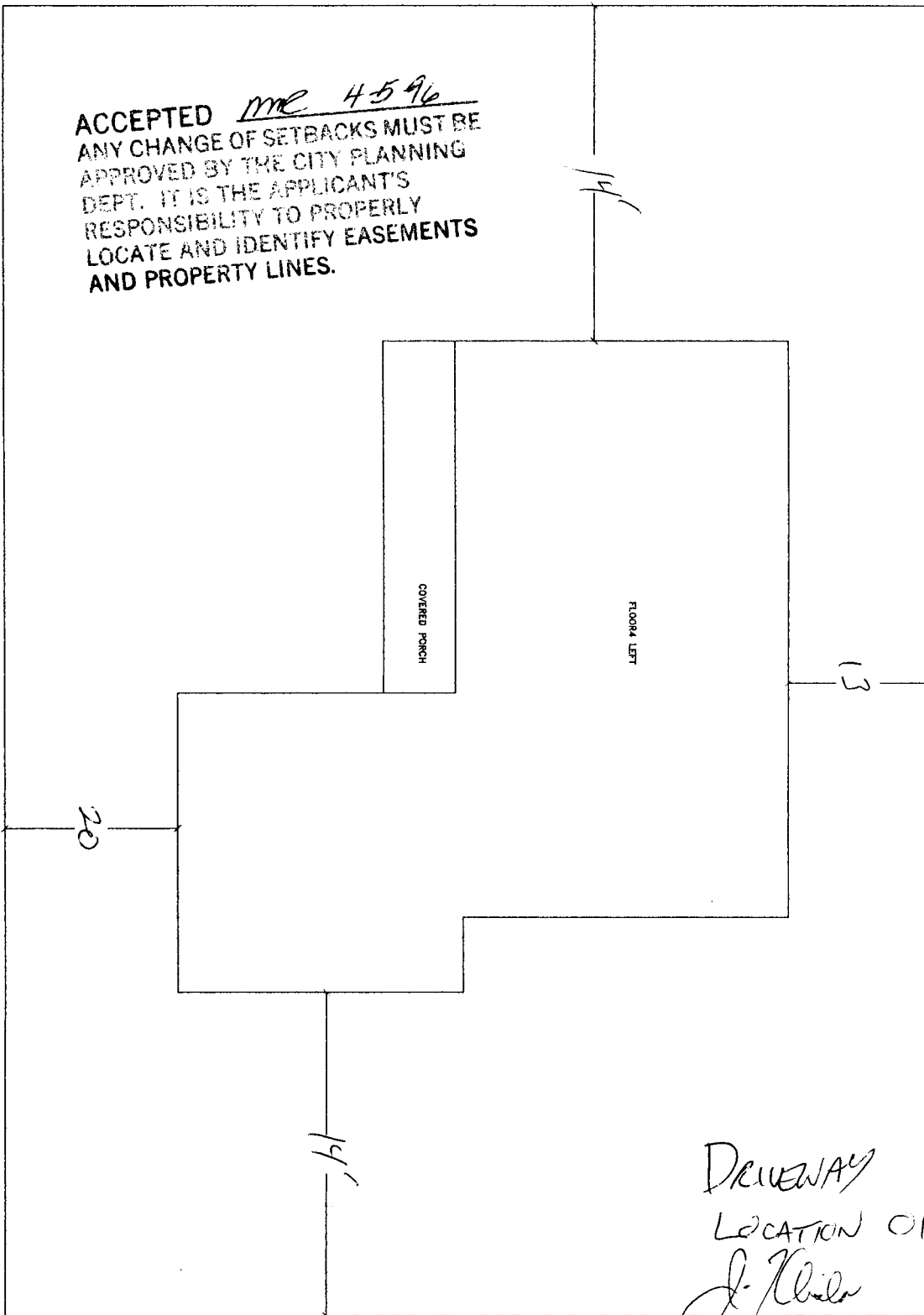
Applicant Signature [Signature] Date 4/24/96
Department Approval Marcia Rabideaux Date 4-5-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 5/F 9101
Utility Accounting Marshall - Cole Date 4-5-96

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 4596
 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)
PLOT PLAN

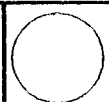
NOTE:
 ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AT BUILDER'S DISCRETION.
 APPROXIMATE LIVING AREA: 1196 S.F.

585 PIONEER

585 PIONEER

DRIVEWAY
 LOCATION OK
 J. K. K...
 4-4-96

CASTLE
 CONSTRUCTION



Auto DRAFT
 COMPUTER AIDED DRAFTING
 (870) 525-5158

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
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