

FEE \$	100 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 55349

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

✓ 89

9610-4730-01

586 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 586 Pioneer TAX SCHEDULE NO. 2943-081-00-045
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1630
 FILING 4 BLK 1 LOT 3 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 dr. GJ. CO 81504 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 248-4638 4605-Fax 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 PR4.4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 10' from PL Special Conditions _____
or easements
 Maximum Height _____ CENS.T. _____ T.ZONE _____ 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 Setzt Date 2/6/96
 Department Approval Marcia Babideaux Date 2-16-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8952-S/F

Utility Accounting Melvin Fowler 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)

