

FEE \$	10
TCP \$	500

BLDG PERMIT NO. 55393

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 588 Pioneer TAX SCHEDULE NO. 2943-081-00-045
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409
 FILING 4 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER John Davis NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____
 (1) TELEPHONE 243-7211 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS _____
 (2) ADDRESS 3069 Dupont 65 Co 81584 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 PR4.4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 5 from PL Rear 10 from PL or easements 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).

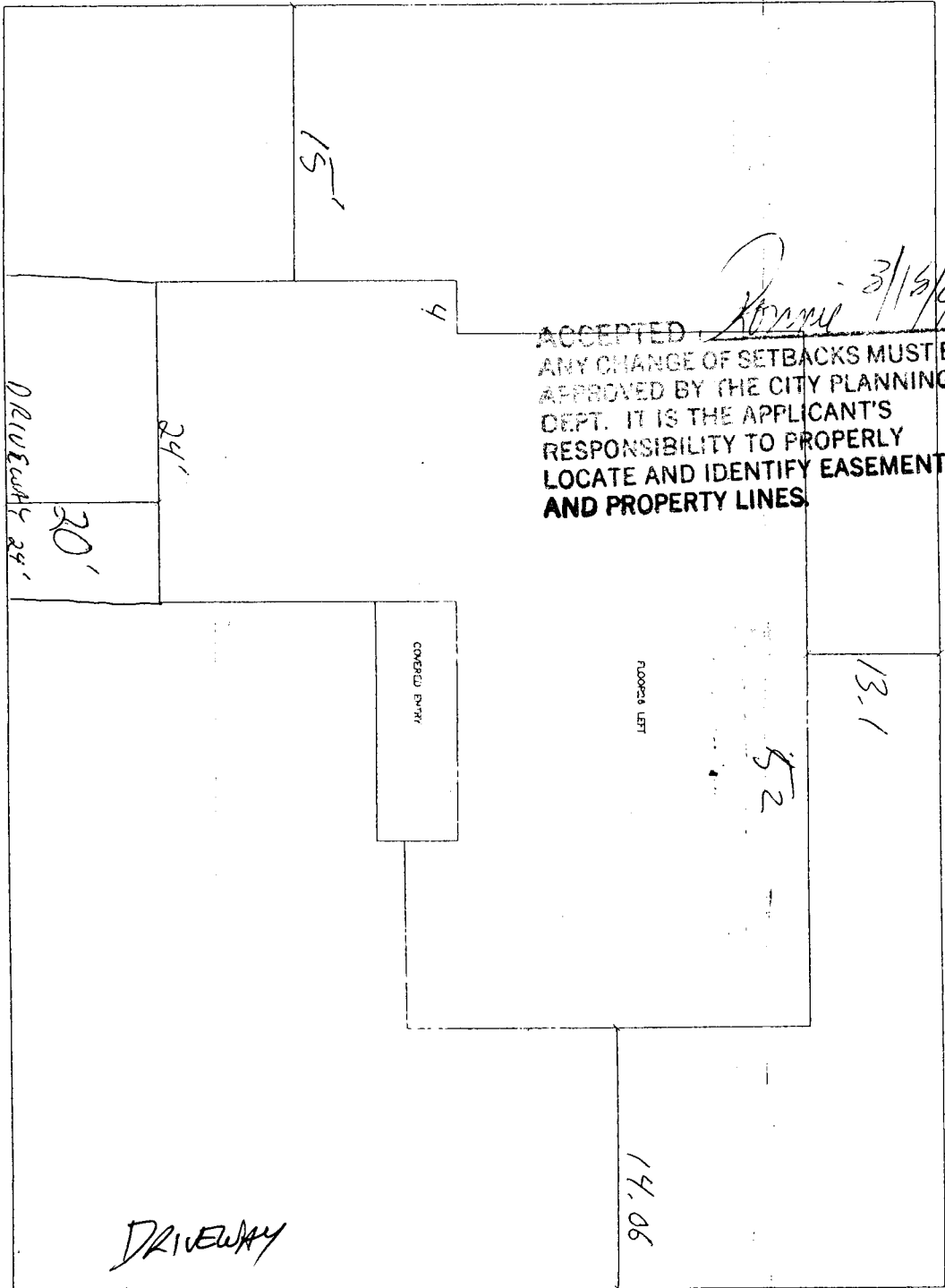
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3/1/96
 Department Approval Ronnie Edwards Date 3/15/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9029 SF
 Utility Accounting [Signature] Date 3/15/96

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 *3/15/96*
 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.

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

NOTE
 ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AT BUILDERS DISCRETION.
 APPROXIMATE LIVING AREA 1409 S.F.

DRIVEWAY
 LOCATION OK 8.1.10
J. Koala 3-12-96
 LOT 2 B 1 588 PIONEER

APPROVAL	DATE
	12-17-95
	1/2" = 1'-0"
	1 0' 1

CASTLE CONSTRUCTION

Auto **DRAFT**
 COMPUTER AIDED DRAFTING
 (670) 523-5158

REVISIONS
1
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