

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 55237

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 589 Pioneer TAX SCHEDULE NO. 2943-081-00-045
SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1237
FILING 4 BLK 2 LOT 10 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER John Davis NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____ NO. OF BLDGS ON PARCEL
(1) TELEPHONE 243-7711 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS _____
(2) ADDRESS 3068 Dupont GJ CO 81508 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 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 Willie Boyd Date 2/24
Department Approval Gonnie Edwards Date 3/1/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8989-5/F

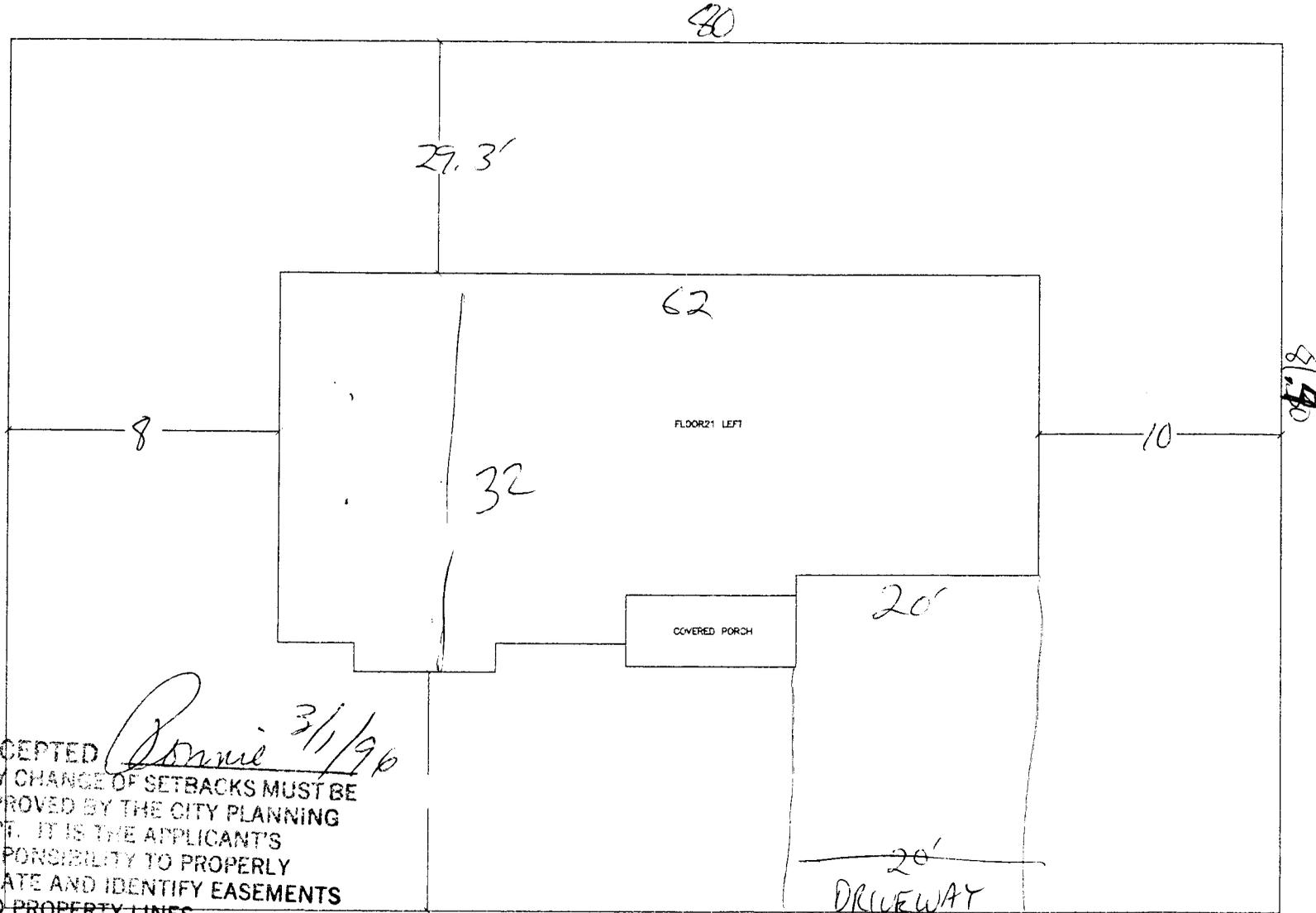
Utility Accounting Willie Joruler Date 3-1-96

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)

Driveway Location Ok of Don Hunter
2-28-96

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	



ACCEPTED *Ronnie 3/1/96*
 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.

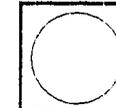
PLOT PLAN
 SCALE: 1/4" = 1'-0" (EXCEPT WHERE NOTED)

589 Pioneer

NOTE
 ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AT BUILDERS DISCRETION.

APPROXIMATE LIVING AREA: 1237 S.F.

AUTODRAFT
 ARCHITECTURAL DRAFTING
 GRAND JUNCTION, CO (970) 823-7128



CASTLE CONSTRUCTION

AS SHOWN
 AUTODRAFT
 FILE NAME
 F31-PL1.DWG
 DATE
 1-26-96
 TIME
 1/4" = 1'-0"
 SHEET
 1 OF 1