

FEE \$ 1000  
 TCP \$ 500

BLDG PERMIT NO. 55137

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

*PC*  
*TOP*

9010-4750-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 590 Pioneer TAX SCHEDULE NO. 2943-081-00 - 045  
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1298  
 FILING 4 BLK 1 LOT 1 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 CONSR USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 3068 Dupont st. Grand Junction DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 243-4638 260-2845 Single Family mobile

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't \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 10' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ or easement  
 CENS.T. 11 T.ZONE 57 ANNEX# \_\_\_\_\_

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 2/14/96  
 Department Approval [Signature] Date 2/15/96

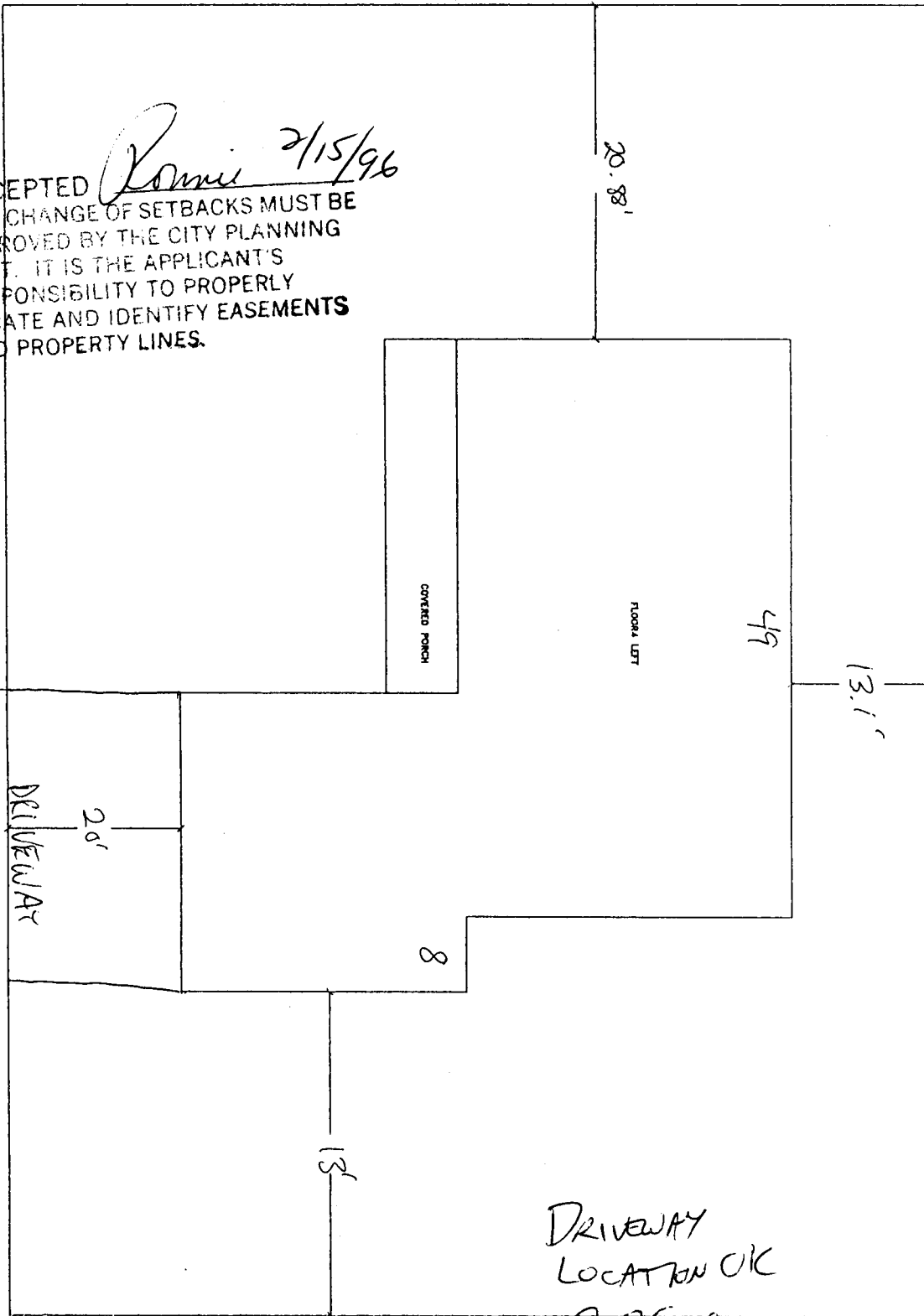
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8950-S/F  
 Utility Accounting [Signature] Date 2-16-96

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)

ZANIN  
590 PIONEER  
L I B I

ACCEPTED *Ronnie* 2/15/96  
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.



DRIVEWAY  
LOCATION OK

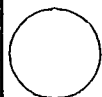
*R. Zanin*  
2-15-96

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: 1,238 S.F.

CASTLE  
CONSTRUCTION



Auto  
DRAFT  
COMPUTER AIDED DRAFTING  
(870) 623-4164

REVISIONS

APPROBATE
DATE
1-28-96
1/2" = 1'-0"
10' 1"