

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 55238

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 591 Pioneer TAX SCHEDULE NO. 2943-081-00-045
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1616
 FILING 4 BLK 2 LOT 9 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 GS co 81504 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 4.1 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 William J. [Signature] Date 2/24/96
 Department Approval Connie Edwards Date 3/11/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8987-S/F

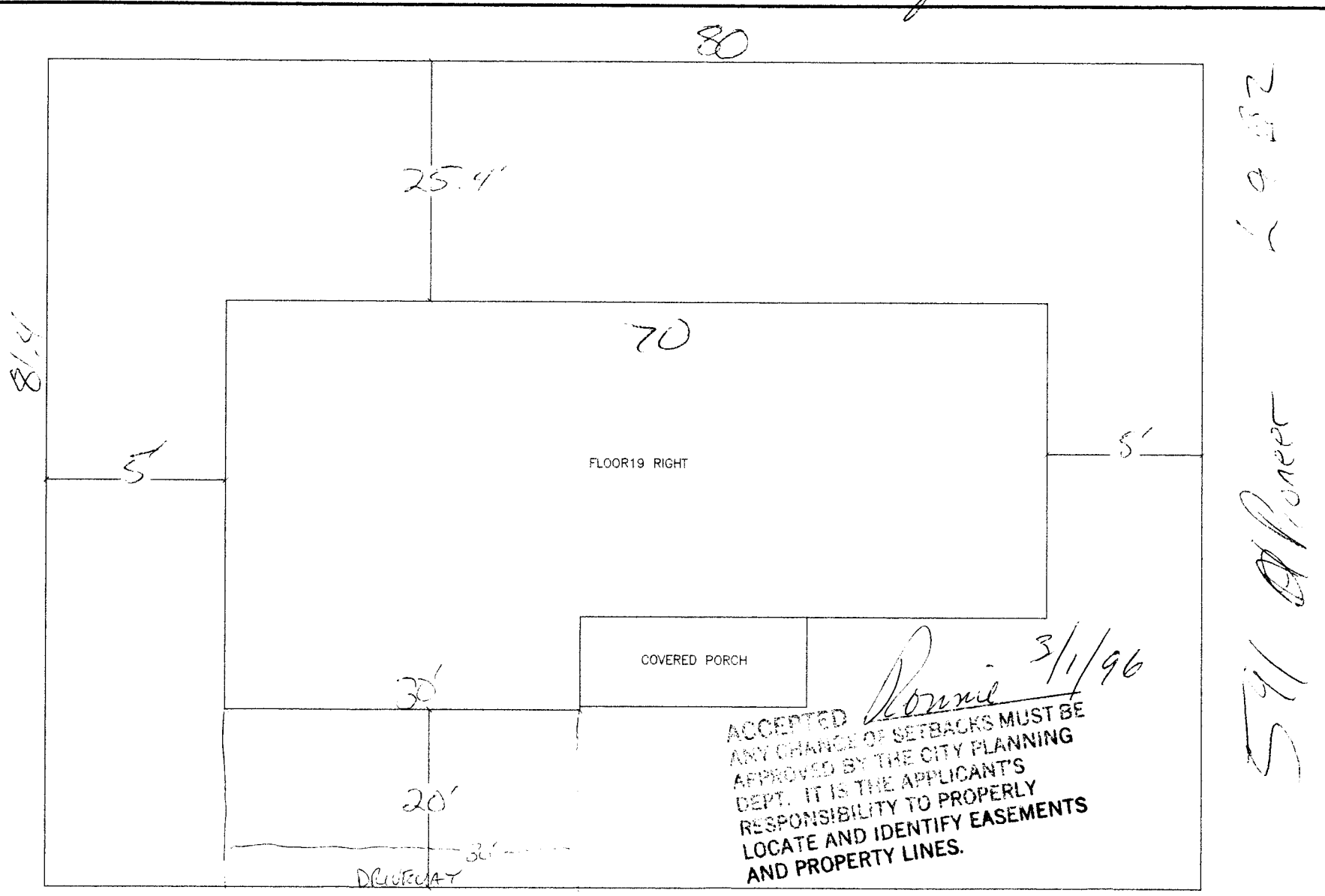
Utility Accounting Millie Fowler Date 3-1-96

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 O.K.

J. Don Newton 2-29-96



ACCEPTED
 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.

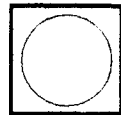
APPROXIMATE LIVING AREA: 1630 S.F.

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

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

REVISIONS	

AutoDRAFT
 COMPUTER AIDED DRAFTING
 (970) 532-8156



**CASTLE
 CONSTRUCTION**

AUTODRAFT
 FILE NAME
 F19R-PLT.DWG
 DATE
 1-26-96
 SCALE
 1/4" = 1'-0"
 SHEET
 1 OF 1

591 Pioneer Loop