

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>

BLDG PERMIT NO. 55134

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

*PC*  
*JCP*

9010-4780-01

592 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 574 Pioneer TAX SCHEDULE NO. 2943-081-00-045  
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1186  
 FILING 4 BLK 2 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 CONST USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 3068 Dupont G.J. CO 81504 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 248-4638 Single

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) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt 2  
 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 Sofe Date 2-12-96  
 Department Approval Marcia Rabideaux Date 2-13-96

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8154-S/F

Utility Accounting Millie 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)

REVISIONS

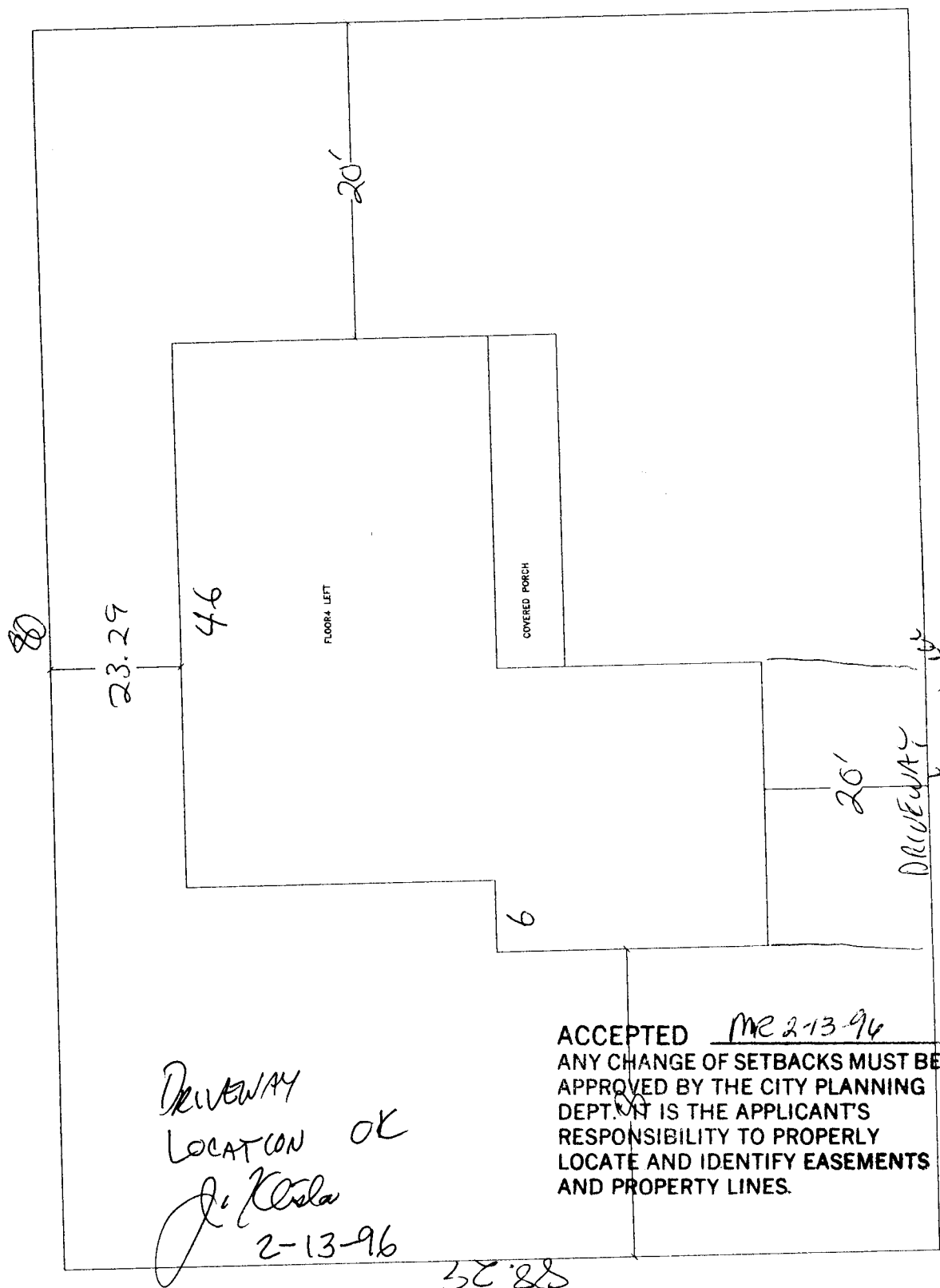
COMPUTER AIDED DRAFTING  
 DRAFT  
 4/15/96 (10/15)



GASTLE  
 CONSTRUCTION

PROPERTY  
 ADDRESS  
 FAR-PLOT/NO  
 1-20-96  
 1/4" = 1'-0"  
 1 OF 1

LOT 1 BLK 2  
 598 Pioneer



NOTE  
 ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE  
 AT BUILDER'S DISCRETION.

APPROXIMATE LIVING AREA: 1196 S.F.

PLOT PLAN

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

ACCEPTED MR 2-13-96  
 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  
 J. Kosla  
 2-13-96

38.88