

FEE \$ 10.00
 TCP \$ 500.00

BLDG PERMIT NO. 55137

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



9010-484001 3 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 598 PIONEER TAX SCHEDULE NO. 2943-081-00-045
 SUBDIVISION Cojy SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1196
 FILING 4 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER John Davis NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____
 (1) TELEPHONE 243-7711 NO. OF BLDGS ON PARCEL 1
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS _____
 (2) ADDRESS 3068 Depart of G.J. CO 805 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ 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' for Garage 18' for House from property line (PL)
 or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 10' from PL Special Conditions _____
 or easements
 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).

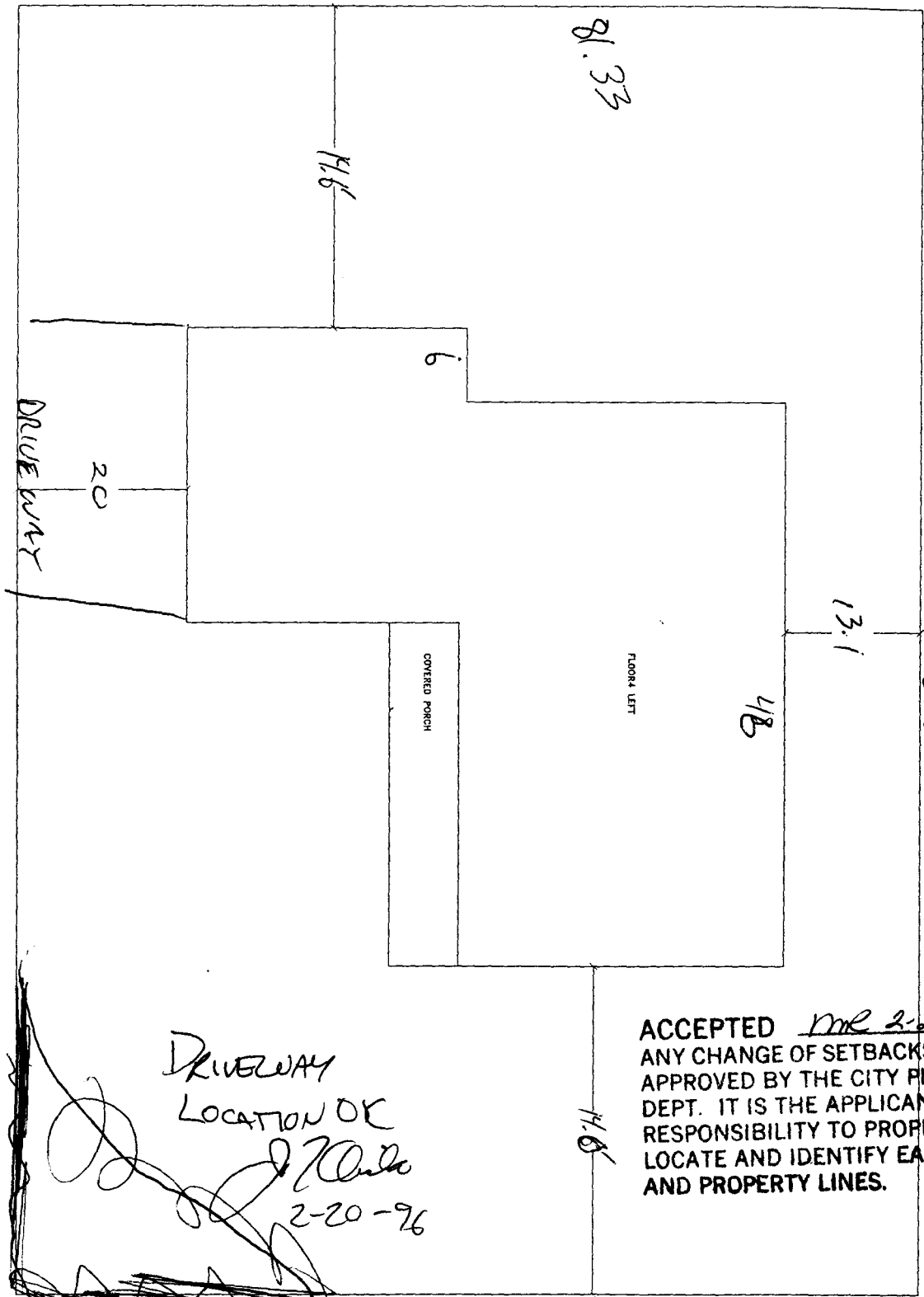
Applicant Signature William Stoff Date 2/15/96
 Department Approval Ronnie Edwards Date 2/20/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8970-S/F

Utility Accounting Mellie Fowler Date 2-22-96

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 MR 2-22-96
 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
[Signature]
 2-20-96

59.29
 18 B2
 SGB POWER

NOTE:
 ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE
 AT OWNER'S DISCRETION

CASTLE
 CONSTRUCTION



Auto
DRAFT
 COMPUTER AIDED DRAFTING
 (670) 425-8188

NO.	DATE	REVISIONS