

FEE \$ 10
TCP \$ 500

BLDG PERMIT NO. 55394

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

9010-4790-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 594 Proves TAX SCHEDULE NO. 2943-081-00-045
SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400
FILING 4 BLK 2 LOT 2 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 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 243-7711 USE OF EXISTING BLDGS _____
(2) APPLICANT CASTLE CONST DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS 3018 Dupont 65 CO 81584 Single Fam
(2) TELEPHONE 248-4638

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) Parking Req'mt _____
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 [Signature] Date 3/6/96
Department Approval Ronnie Edwards Date 3-15-96

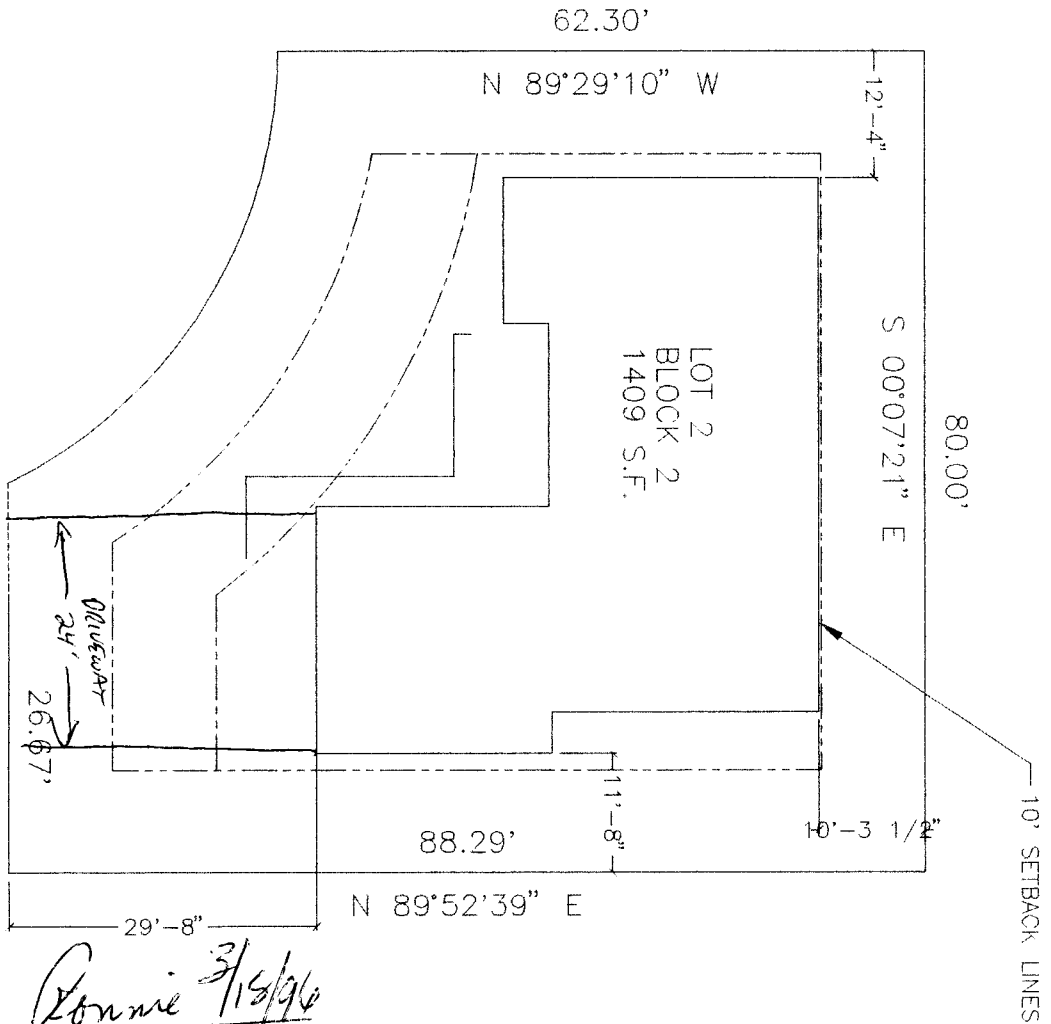
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9028-S/F

Utility Accounting [Signature] Date 3-15-96

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)

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



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

LOT PLAN

ACCEPTED *Ronnie 3/15/96*
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
Jr. Kivela
3-12-96

594 Pioneer

DATE	3/15/96
BY	RONNIE
CHECKED	
APPROVED	
PLANNING	
3/15/96	
1 OF 1	

CASTLE
CONSTRUCTION



Auto DRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION CO (970) 892-6168

NO.	REVISIONS
1	
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