FEE $ _10.⁰⁰_
TCP $ _500.⁰⁰_

BLDG PERMIT NO. _55532_

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

✓

9010-4830-01

☞ **THIS SECTION TO BE COMPLETED BY APPLICANT** ☜

BLDG ADDRESS _597 Pioneer_   TAX SCHEDULE NO. _2943-081-00 - 045_

SUBDIVISION _Cody_   SQ. FT. OF PROPOSED BLDG(S)/ADDITION _1237_

FILING _4_ BLK _2_ LOT _6_   SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER _John Davis_   NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _1_ THIS CONSTRUCTION

(1) ADDRESS _597_

(1) TELEPHONE _243-7711_   NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _1_ THIS CONSTRUCTION

(2) APPLICANT _CASTLE CONST_   USE OF EXISTING BLDGS _____

(2) ADDRESS _3068 Dupot G J co 8150_ 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 4.4_   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 _No structural support in setback area - overhang only._

Maximum Height _____

CENS.T. _11_ T.ZONE _51_ ANNX# _____ RKA

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 _____ Date _3/21/96_

Department Approval _Connie Edwards_ Date _3/21/96_

Additional water and/or sewer tap fee(s) are required: YES _X_ NO ____ W/O No. _9046 - S/F_

Utility Accounting _Millie Fowler_ Date _3-21-96_

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)*

No Structural Support in Setback area —
Overhang only (Sec. 5-1-7E) RSE/RRA

567 Pioneer

DRIVEWAY
LOCATION OK
J. Nala
3-21-96

ACCEPTED _Jamie_ 3/21/96
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.**

S 44°33'59" E
100.29'

5' SETBACK

5' SETBACK

18' SETBACK

R = 47'

36" BEYOND SETBACK

20' Driveway

N 00°04'03" W
121.19'

APPROXIMATELY 1237 S.F.

PORCH
COVER

10'-3"

11'-1"

5' SETBACK

59.29'
N 89°52'39" E

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

CASTLE
CONSTRUCTION

Auto DRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO   (970) 523-5156

REVISIONS

CHKD BY
AUTODRAFT
PLOT DWG
JOB
1-26-98
SCALE
1/4" = 1'-0"
SHEET
1 OF 1