

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

BLDG PERMIT NO. 55567

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 598 Pioneer TAX SCHEDULE NO. 2943-081-00-045  
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409  
 FILING Q4 BLK 2 LOT 4 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  
 BEFORE:                      AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT CASTEE CONST USE OF EXISTING BLDGS                       
 (2) ADDRESS 3068 Depot GJ 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 4.4 Maximum coverage of lot by structures                       
 SETBACKS: Front 18' & 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                       
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 [Signature] Date 3/29/96  
 Department Approval Ronnie 3/29/96 Date 3/29/96

Additional water and/or sewer tap fee(s) are required: YES X NO                      W/O No. 9076

Utility Accounting [Signature] Date 3/29/96

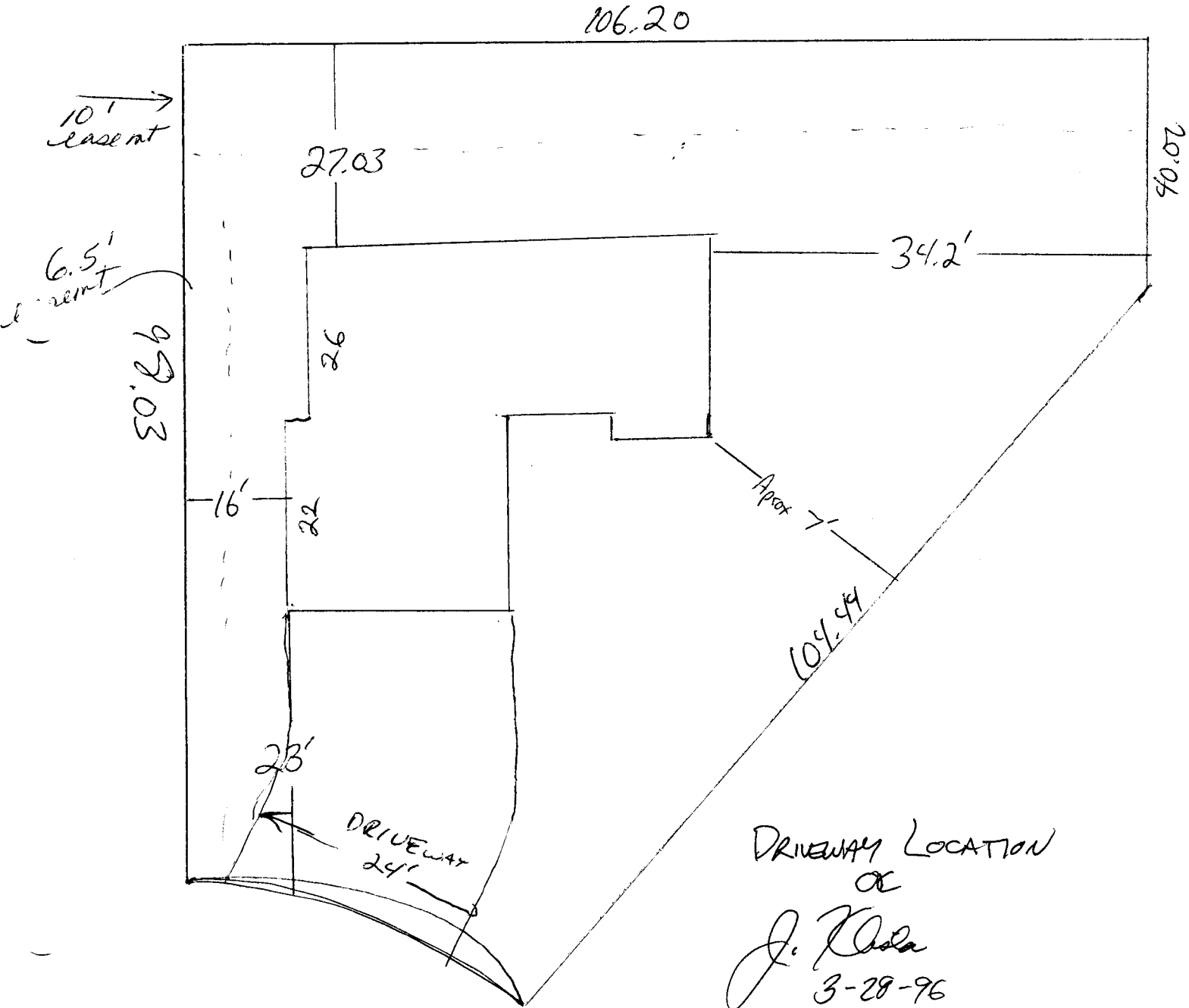
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# CASTLE CONSTRUCTION

2755 North Avenue  
Grand Junction, Colorado 81501  
Home: 970-434-2267  
Office: 970-248-4638

ACCEPTED *Ronnie 3/29/96*  
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. Kida*  
3-28-96

598 Pioneer L4 B2