

FEE \$ 10 -
TCP \$ 500 - SG

BLDG PERMIT NO. 54332

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

PC / TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2962 N Ronlin TAX SCHEDULE NO. 2943-081-37-002
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1237
 FILING 3 BLK 2 LOT 3 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 _____ USE OF EXISTING BLDGS _____
 (2) APPLICANT CASTLE CONST DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 3068 August Ct _____
 (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) or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side 5 from PL Rear 10 from PL Special Conditions _____
 Maximum Height _____ CENS.T. 011 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 Ferguson Date 1/23/96
 Department Approval Kristen Z. Adbeck Date 1/26/96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8899

Utility Accounting Sp. S. Lake Date 1/26/96

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)

92.50

CASTLE CONSTRUCTION

3068 DUPONT COURT
GRAND JUNCTION, CO. 81504
(970)434-2267

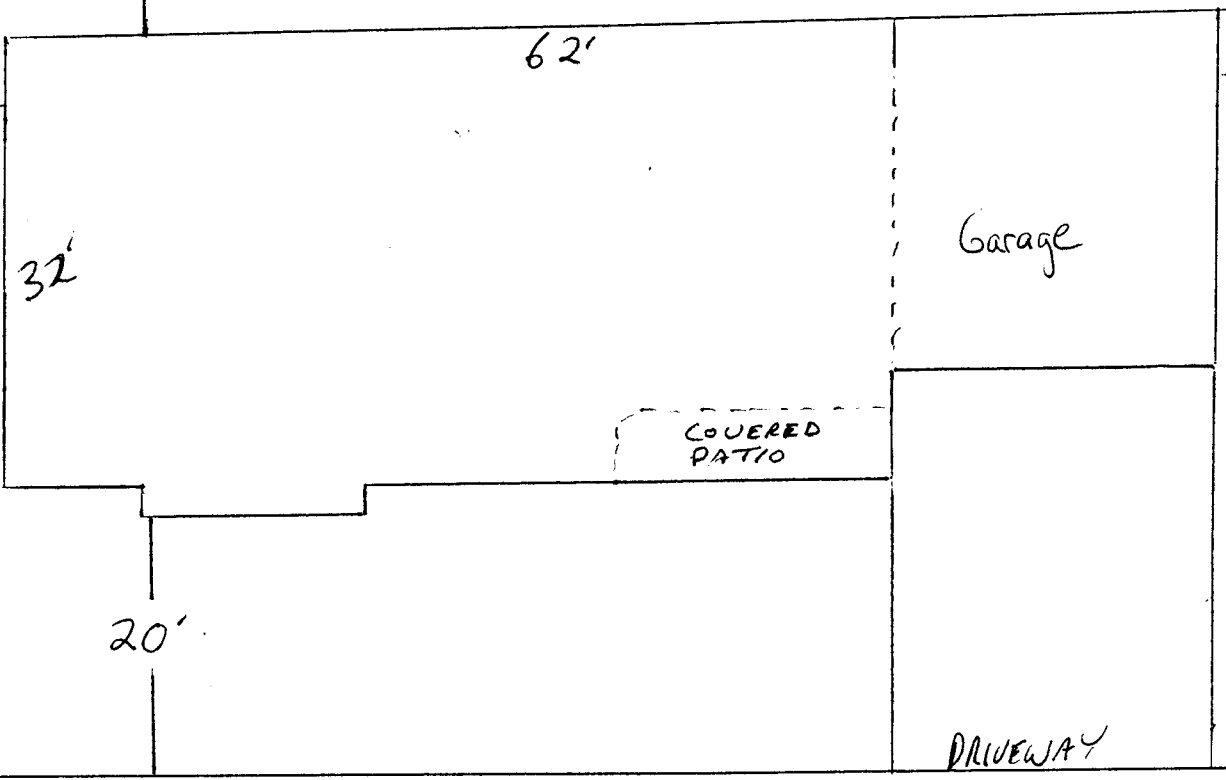
ACCEPTED MC 1-24-96
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

28'

DRIVEWAY LOCATION OK
J. Chula
1-24-96

80.00

15.25'



15.25'

20'

DRIVEWAY

2962 N. Reelin