

FEE \$	10.00
TCP \$	500.00

BLDG PERMIT NO. 59780

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

✓
TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2964 N Rowlin TAX SCHEDULE NO. 2943-081-37-001
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1630
 FILING 3 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER John Davis NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____
 (1) TELEPHONE 243-7711 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS _____
 (2) ADDRESS 3068 Dupont DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 248-4638 New home S/F

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 _____
 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 F. [Signature] Date 1/18
 Department Approval Marcia Rabideau [Signature] Date 1-18-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8886 S/F

Utility Accounting Millie Fowler [Signature] Date 1-19-96

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

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

92.50

ACCEPTED 1/18-96
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.

24'

10'

36'

74'

28'

8.5'

Covered
Patio

20'

DRIVEWAY

32'

DRIVEWAY OK

J. K. Kula

1-18-96

2964 N. Roulin