

FEE \$ 10.00

BLDG PERMIT NO. 49978

PLANNING CLEARANCE

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

TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 580 ~~Dorsey Dr~~ Cody Dr (Cody) TAX SCHEDULE NO. 2943-081-00-043

SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1836

FILING 2 BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER KATHY KOCH NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2971 1/2 D 1/2 Rd NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-0809 USE OF EXISTING BLDGS 0

(2) APPLICANT KATHY KOCH DESCRIPTION OF WORK AND INTENDED USE: Single Family Dwelling

(2) ADDRESS 2971 1/2 D 1/2 Rd

(2) TELEPHONE 243-0809

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 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 10' from PL

Maximum Height _____

Parking Req'mt 2

Special Conditions No TCP on this lot only as per agreement w/ developer and previous County approval.

CENSUS TRACT _____ TRAFFIC ZONE _____

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 Kathy A. Koch Date 9-30-94

Department Approval Marcia Pitzg Date 9-30-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9/20/94 ~~7778~~ 7851

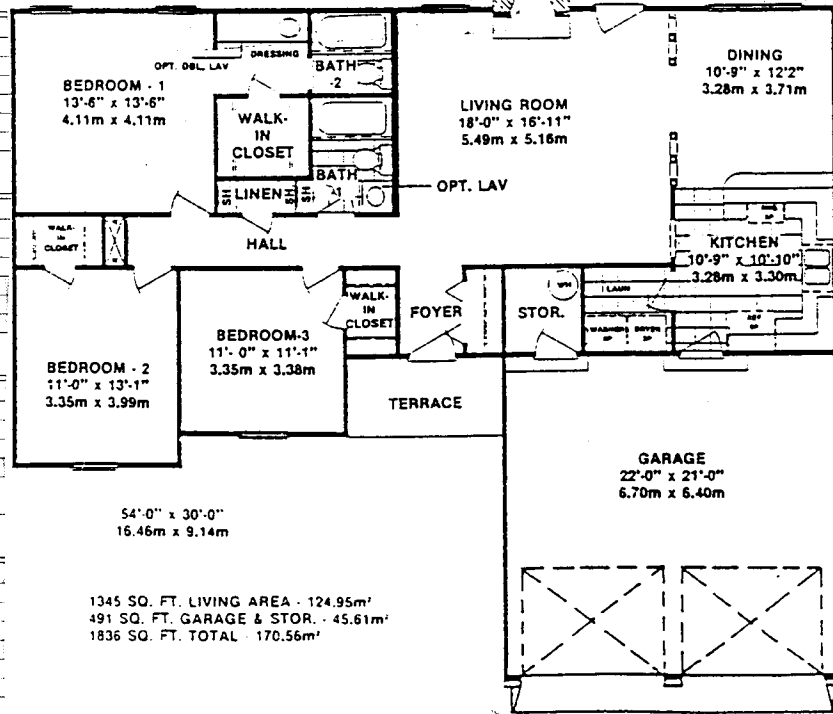
Utility Accounting Jackie S. Berry Date 9/30/94

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

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

85.6

ACCEPTED *MP 9-30-94*
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.



18'39"

158'

158' 81.69'

20'

Not to Scale

85.6 580 Darby Dr.