

FEE \$ 10.00

BLDG PERMIT NO. 50264

TCP - \$324

### PLANNING CLEARANCE

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

- 7010-4530-013

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 587 (DARBY) DR TAX SCHEDULE NO. 2943-081-32-004  
 SUBDIVISION CODY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200  
 FILING 2 BLK 4 LOT 4 SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER BOOKLIFF BUILDERS, LP NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 316 Cedar St. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 242-2212 USE OF EXISTING BLDGS SINGLE FAMILY RES.  
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: NEW  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ SINGLE FAMILY RESIDENCE

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 \_\_\_\_\_ Parking Req'mt 2  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 10' from PL Special Conditions Portion of concrete patio extending into the 10' setback must be uncodeed  
 Maximum Height \_\_\_\_\_ CENSUS TRACT 11 TRAFFIC ZONE 460

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).

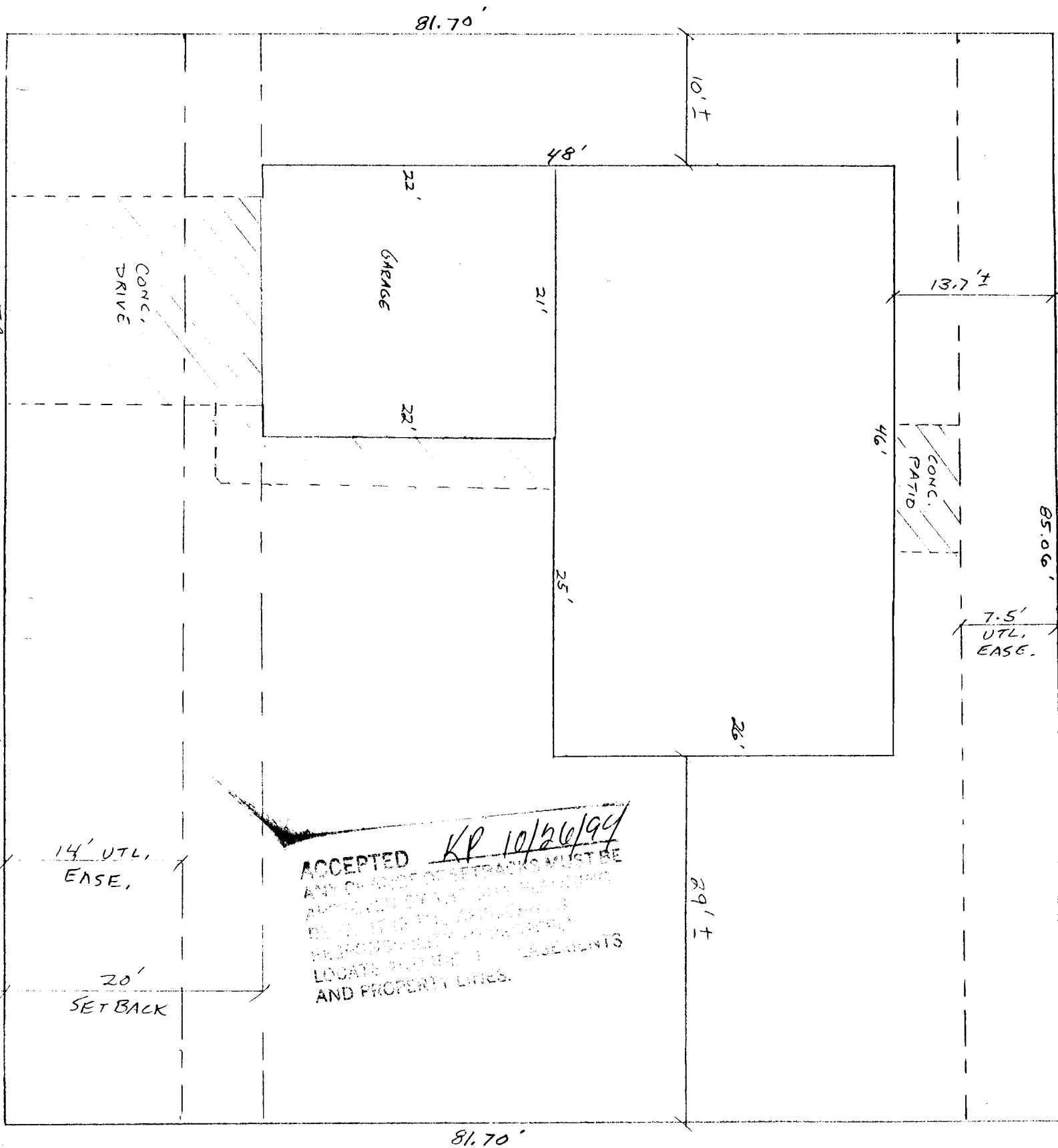
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature \_\_\_\_\_ Date 10-25-94  
 Department Approval Kathy Portman Date 10/26/94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO 1 W/O No. N/A  
 Utility Accounting Miller Fowler Date 10-27-94

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)



ACCEPTED *KP 10/26/94*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE BOARD OF  
 HEALTH AND ZONING  
 REGULATIONS AND THE  
 LOCATE AND THE EASEMENTS  
 AND PROPERTY LINES.

587 Cody

LOT 4, BLK. 4, FILING 2  
 CODY SUPERVISOR