

FEE \$ 10⁰⁰

Single Family Residence

BLDG PERMIT NO. 52768

TCP 32400

PLANNING CLEARANCE

~~(site plan review, multi-family development, non-residential development)~~

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 579 Darby

TAX SCHEDULE NO. 2943-031-10-013

SUBDIVISION Cody

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1620

FILING 2 BLK 4 LOT 8

SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER John Davis

NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS _____

NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-7711

USE OF ALL EXISTING BLDGS Residential

(2) APPLICANT CASTLE CONST

DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 3088 DUPONT ST CO 81504

Single Fam home

(2) TELEPHONE 434-2267

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR

Landscaping / Screening Required: YES _____ NO _____

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 breasement

CENSUS TRACT 11 TRAFFIC ZONE 51

Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature William S. [Signature]

Date 7/11/95

Department Approval Ronnie Edwards

Date 7/11/95

Additional water and/or sewer tap fee(s) are required: YES NO _____

W/O No. 8454 S/F

Utility Accounting Millie Fowler

Date 7-11-95

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)

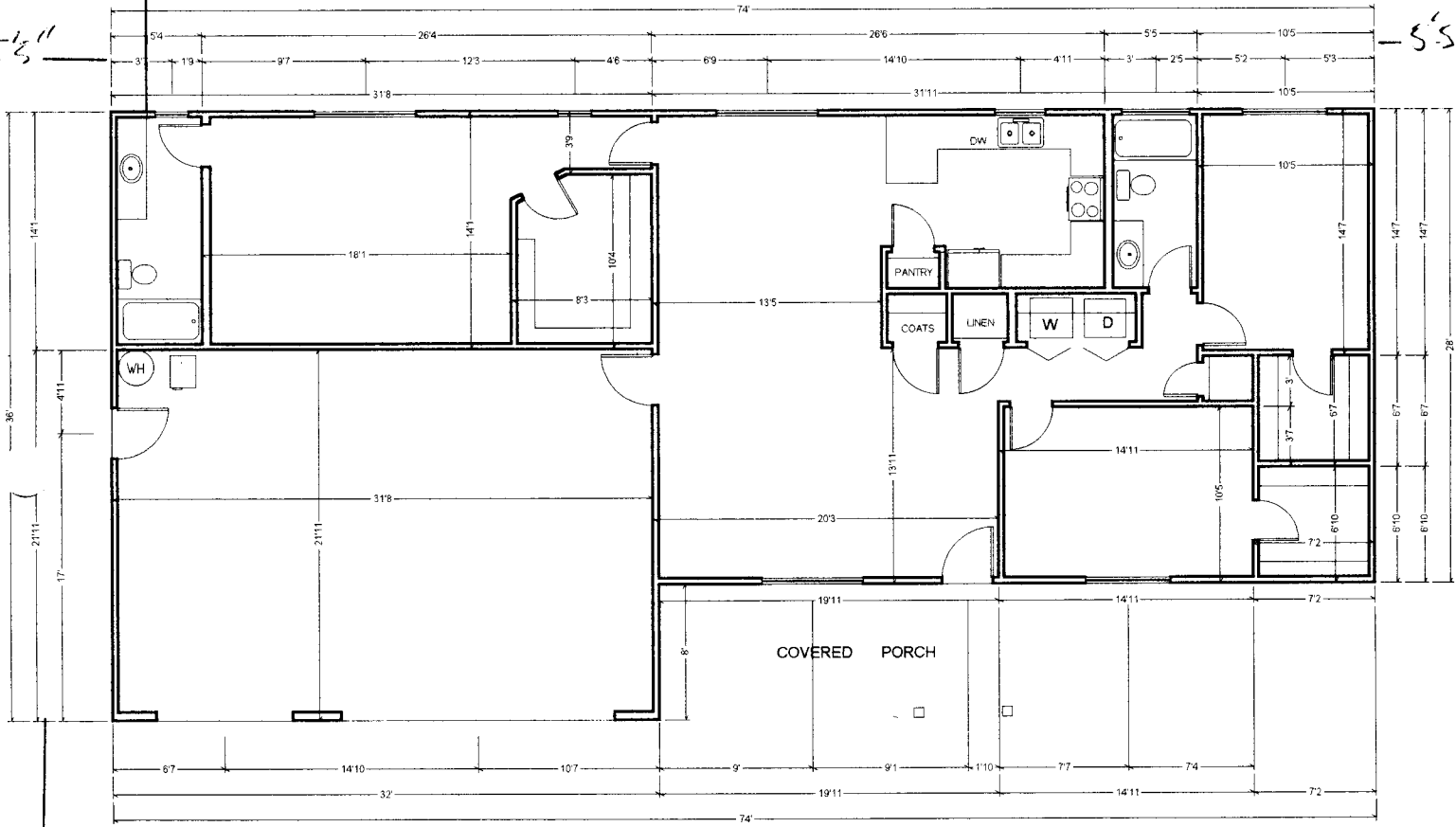
TCP-32400

CASTLE CONST
579 Darby
Cody Subd
Lot 8 Blk 4
FIL. 2

25'

5'6"

5'5"



20'

ACCEPTED *Ronnie 7/11/95*
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.

DARBY DR

FRONT

1620