

FEE \$ 10.00
TCP \$ 324.00

BLDG PERMIT NO. 52541

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ⁵⁸¹ 579 JACBY DRIVE TAX SCHEDULE NO. 2943-081-32-007
SUBDIVISION CODY SQ. FT. OF PROPOSED BLDG(S) ADDITION 2004
FILING 2 BLK 4 LOT 7 SQ. FT. OF EXISTING BLDG(S) NA
(1) OWNER THUNDER MTN. BUILDERS NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 636 N. PLACER CT.
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 243-6267 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION
(2) APPLICANT SAME AS ABOVE USE OF EXISTING BLDGS NA
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: BUILD
SINGLE FAMILY HOME
(2) TELEPHONE _____ NEW 3 BDRM 2 BATH RANCHER

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) Parking Req'mt 2
or _____ from center of ROW, whichever is greater
Side 5 from PL Rear 10 from PL Special Conditions ACCO approval
Maximum Height _____ required
CENS.T. 11 T.ZONE 51 ANNEX# _____

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).

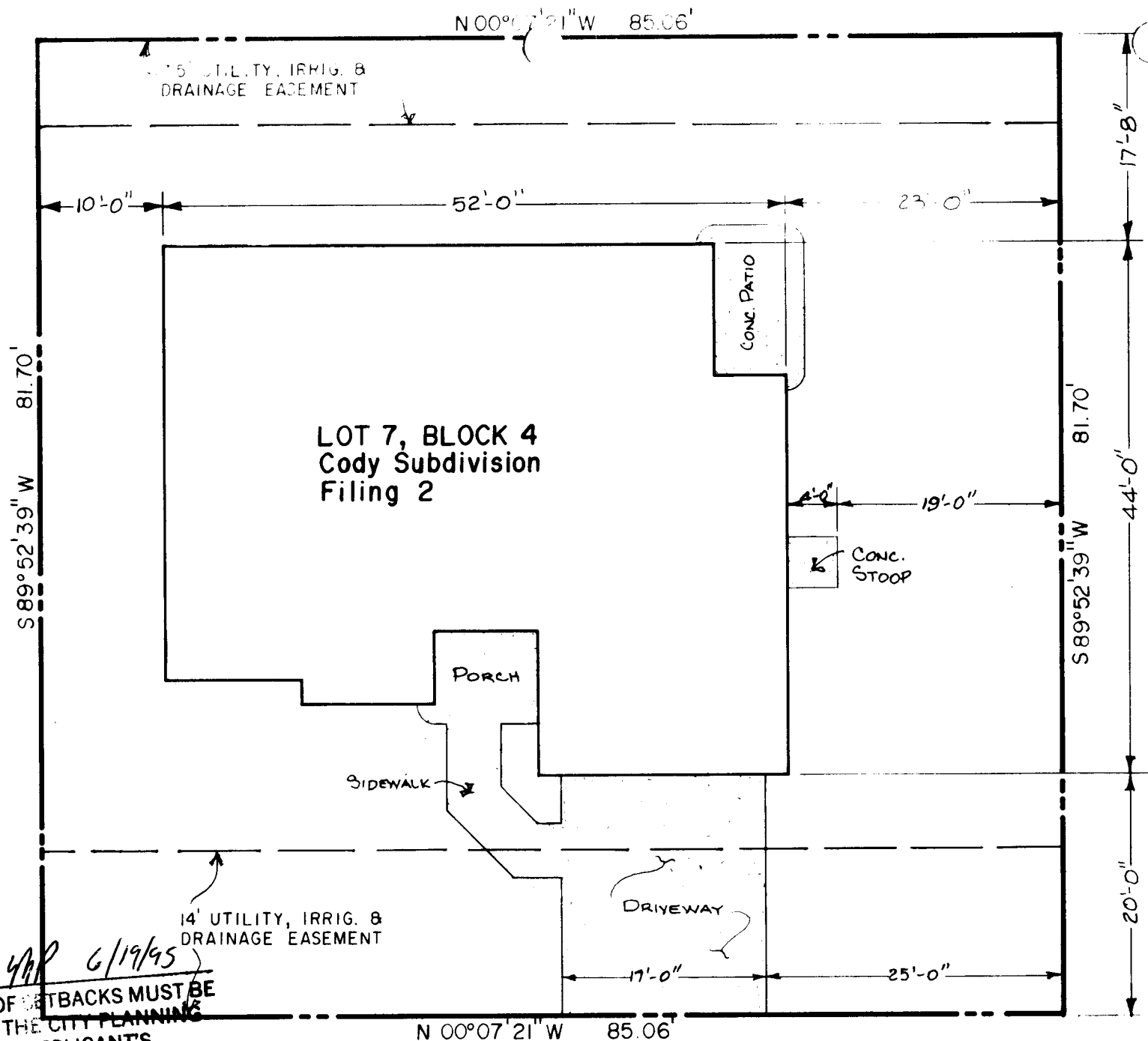
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date June 20, 1995
Department Approval [Signature] Date June 19, 1995

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8403 S/P
Utility Accounting Millie Fowler Date 6-19-95

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)



ACCEPTED *YRP 6/19/95*
 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.

~~581~~ 581
 — DARBY DRIVE —

