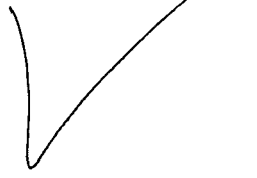


FEE \$	10 <sup>00</sup>
TCP \$	324 <sup>00</sup>

BLDG PERMIT NO. 53383

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



9010-4260-01- THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	584 Darby Dr.	TAX SCHEDULE NO.	2943-081-29-005
SUBDIVISION	Cody	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	1,250
FILING	2 BLK 1 LOT 5	SQ. FT. OF EXISTING BLDG(S)	—
(1) OWNER	Todd Holgate	NO. OF DWELLING UNITS BEFORE:	0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS	2936 G Rd	NO. OF BLDGS ON PARCEL BEFORE:	0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE	243-8531	USE OF EXISTING BLDGS	<del>None</del> <sup>None</sup>
(2) APPLICANT	Todd Holgate	DESCRIPTION OF WORK AND INTENDED USE:	Single Family Residence
(2) ADDRESS	2936		
(2) TELEPHONE	243-8531		

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'	Parking Req'mt	_____
or	45' from center of ROW, whichever is greater	Special Conditions	ACCO approval required
Side	5' from PL		
Rear	10' from PL		
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	Todd Holgate	Date	9-1-95
Department Approval	Ronnie Edwards	Date	9-5-95

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. S/F - WD 8582

Utility Accounting Miller Fowler Date 9-5-95

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  
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.

*Ronnie Edwards*  
9/5/95

7.5  
Utility  
Easement

81'

11'

42'

Garage

16'

28'

38'

driveway

20'

20'

14'  
Utility  
Easement

52'

19'

19'

24'

22'