

FEE \$ 100

BLDG PERMIT NO. 51495

PLANNING CLEARANCE

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

CP \$32400

THIS SECTION TO BE COMPLETED BY APPLICANT

(new individual tax # not new yet.)

BLDG ADDRESS 591 DARBY DR TAX SCHEDULE NO. 2943-081-00-043
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200
 FILING 2 BLK 4 LOT 2 SQ. FT. OF EXISTING BLDG(S) none
 (1) OWNER BOOKCLIFF BUILDERS NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 316 Cedar St 81503 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-2212 USE OF EXISTING BLDGS N/A
 (2) APPLICANT BOOKCLIFF BUILDERS DESCRIPTION OF WORK AND INTENDED USE: new
 (2) ADDRESS Same Single Family Residence
 (2) TELEPHONE _____

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' from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 10' or easement from PL Special Conditions HCC approval
 _____ from PL _____ required
 Maximum Height _____ CENSUS TRACT 11 TRAFFIC ZONE 51

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).

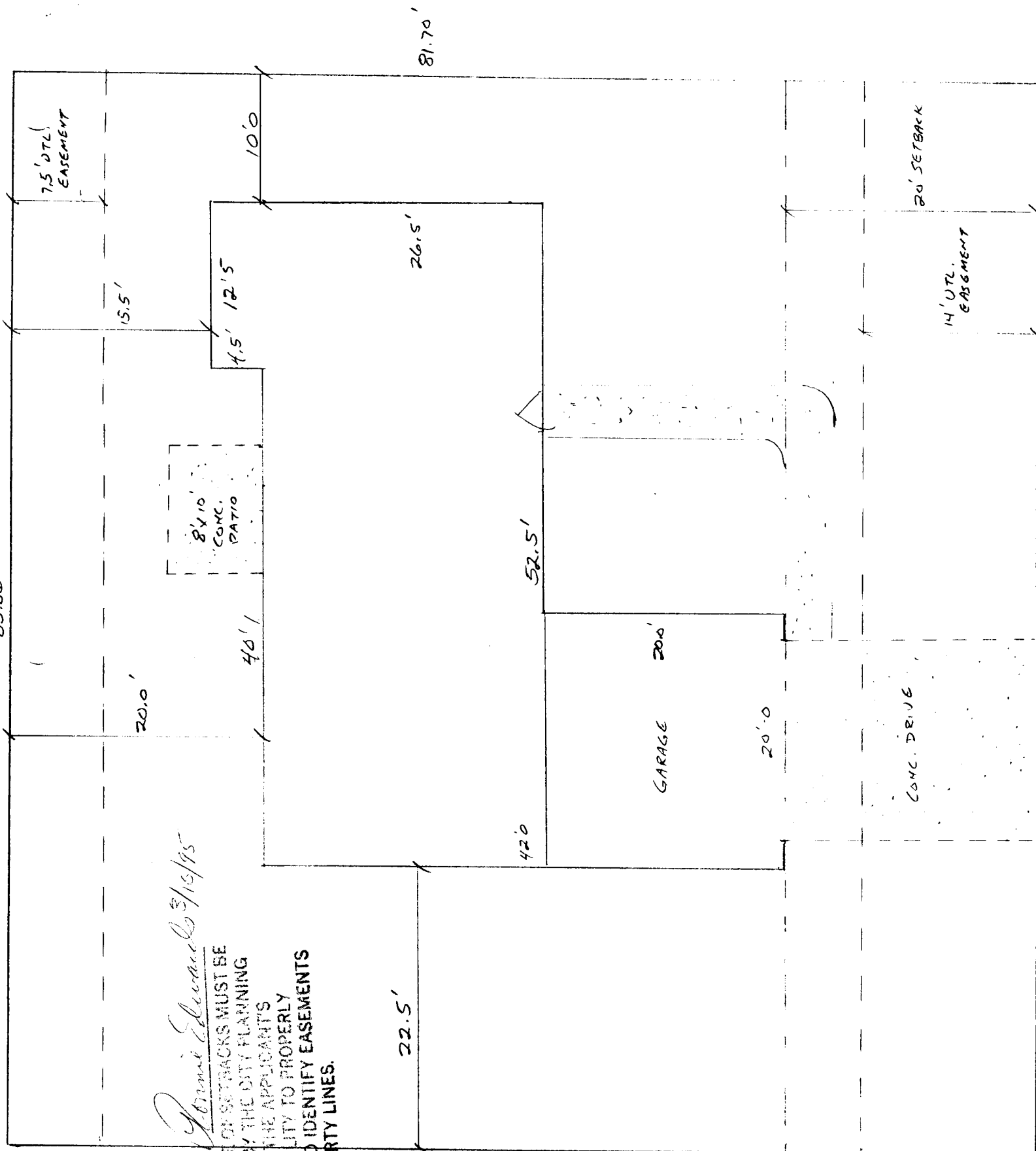
Applicant Signature [Signature] Date 3-15-95
 Department Approval Lonnie Edwards Date 3/15/95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8179-S/F
 Utility Accounting Millie Fowler Date 3-15-95

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)

85.06'



81.70'

Terrence Edwards 3/16/95

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.

SITE PLAN
 LOT 2 BLK 4
 SILING 2
 CODY SUB.

20' SETBACK

14' UTL. EASEMENT

GARAGE 20.0'

CONC. DRIVE

8.0' x 10.0' CONC. PATIO

20.0'

20.0'

42.0'

52.5'

22.5'

81.70'

85.06'