

FEE \$ 10.00
TCP \$ 334.00

BLDG PERMIT NO. 52056

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 592 DORBY DR 81304 TAX SCHEDULE NO. 2943-081-29-001
 SUBDIVISION CODY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1500
 FILING 2 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER MARY PAGE NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 622 SIERRA CT NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT MARY PAGE USE OF EXISTING BLDGS N/A
 (2) ADDRESS 622 SIERRA CT DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 970 2422694 NEW PERSONAL 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 _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 10' from PL Special Conditions Architectural Control approval required
 Maximum Height minimum 15' between buildings 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 Mary Page Date 5-4-95
 Department Approval Martin Rabideaux Date 5-4-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8286
 Utility Accounting C Richardson Date 5/4/95

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)

NORTH

← ~~90.88~~ 90.88 →

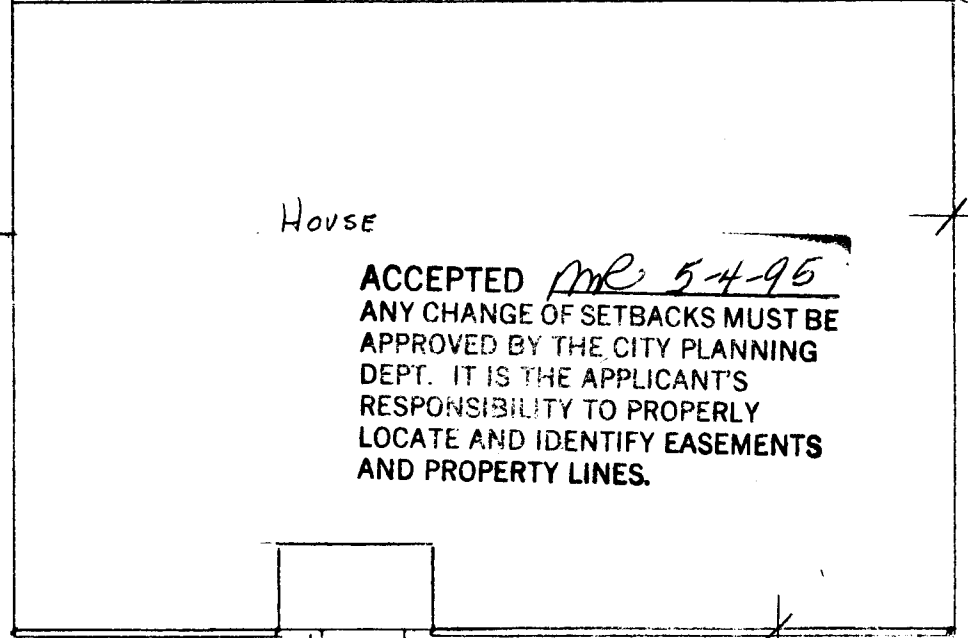
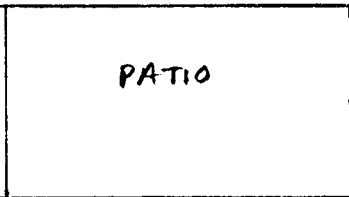
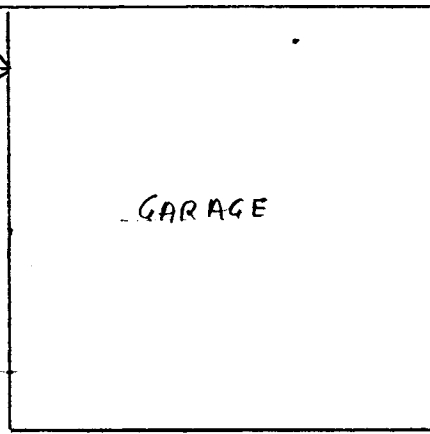
↑ 81.69
↓

20'

65.88

30'

20'



5'

ACCEPTED ME 5-4-95
 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.

14'
TO
NEIGHBOR

LOT SIZE 90.88 X 81.69

PLOT PLAN
NO SCALE

MARY & LEONARD PAGE

592 DARBY DR

20'