

FEE \$ 10.00

BLDG PERMIT NO. 51534

TCP - 324.00

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 596 Derby Drive TAX SCHEDULE NO. 2943-081-30-002
 SUBDIVISION Cody Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1786
 FILING 2 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER BUD BISHOP NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2520 Wintergreen drive NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 241-3577 USE OF EXISTING BLDGS _____
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____ Single Family Home Construction

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-4.31 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' from PL Special Conditions A.C.C. Approval

 Maximum Height _____ required
 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 William Scherard Date 3/17/95
 Department Approval Marcia Batidary Date 3-17-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8185 - S/F
 Utility Accounting Miller Joule Date 3-17-95

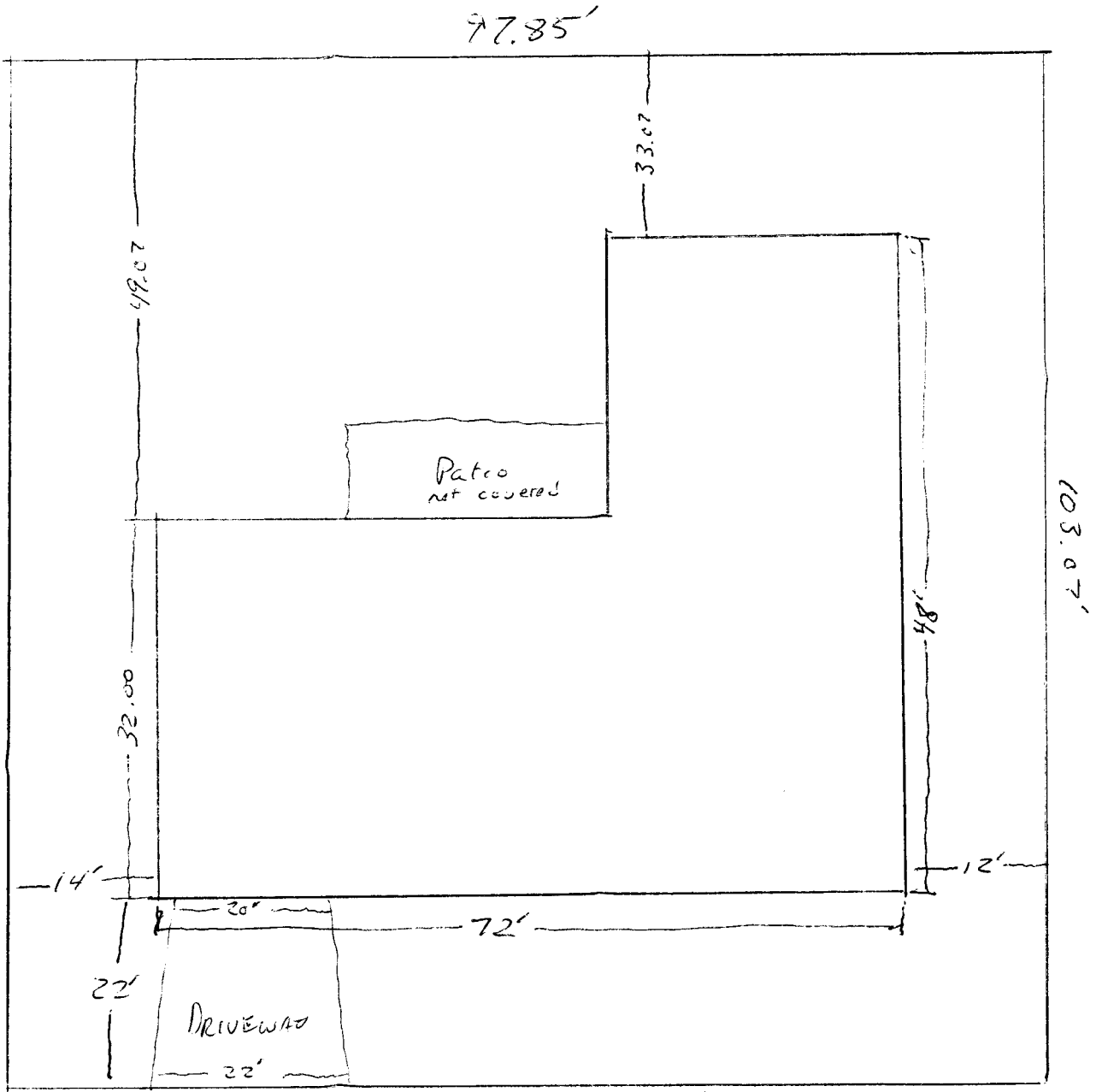
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

BUD BISHOP
596 Darby Dr
241-3577

NOT TO SCALE, ALL MEASUREMENTS CORRECT

ACCEPTED APR 23 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.



596 Darby Dr.