

FEE \$	10 ⁰⁰
TCP \$	324 ⁰⁰

BLDG PERMIT NO. 53048

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 597 DARBY DR. TAX SCHEDULE NO. 2943-081-31-002
 SUBDIVISION CODY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1250
 FILING 2 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER BRUCE CRAIGUE NO. OF DWELLING UNITS
 BEFORE: N/A AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 279, PLACERVILLE, CO NO. OF BLDGS ON PARCEL
 BEFORE: NONE AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 970 728-5203 USE OF EXISTING BLDGS N/A
 (2) APPLICANT BRUCE CRAIGUE DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCTION
 (2) ADDRESS SAME OF SINGLE FAMILY HOME - RESIDENCE
 (2) TELEPHONE 970 728-5203

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 spaces
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 10' from PL Special Conditions NONE - ACCO approval
 Maximum Height (or easements) required
 CENS.T. 11 T.ZONE 52 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 [Signature] Date 7/28/95
 Department Approval [Signature] Date 7/28/95

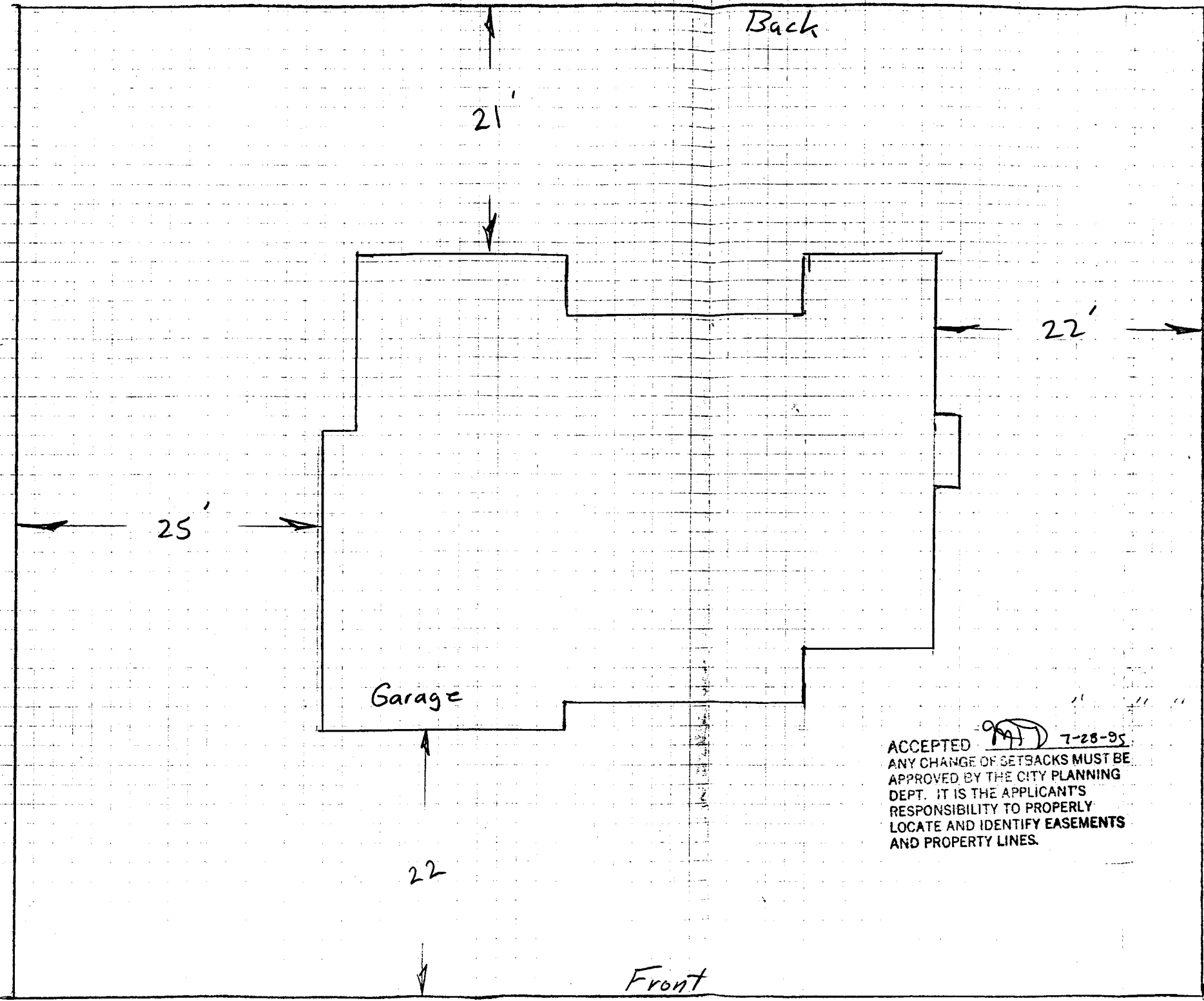
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8499 - S/F
 Utility Accounting Millie Fowler Date 7-28-98

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)

Bruce + Patricia Craig
597 Darby St.

$\frac{1}{8}'' = 1'$



ACCEPTED *AD* 7-28-95
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.

Front