

FEE \$ 100.00
 TCP \$ 324.00

BLDG PERMIT NO. 53238

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 599 Darby TAX SCHEDULE NO. 2943-081-00-043
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1850
 FILING 2 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Jha Davis NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS _____
 (2) ADDRESS 3068 Depot 65.10 8155 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 939-2267 Single Fam home

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 about 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) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 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 Walter Fifer Date 8/24/95
 Department Approval Ronnie Edwards Date 8/24/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8562

Utility Accounting CRickardson Date 8-24-95

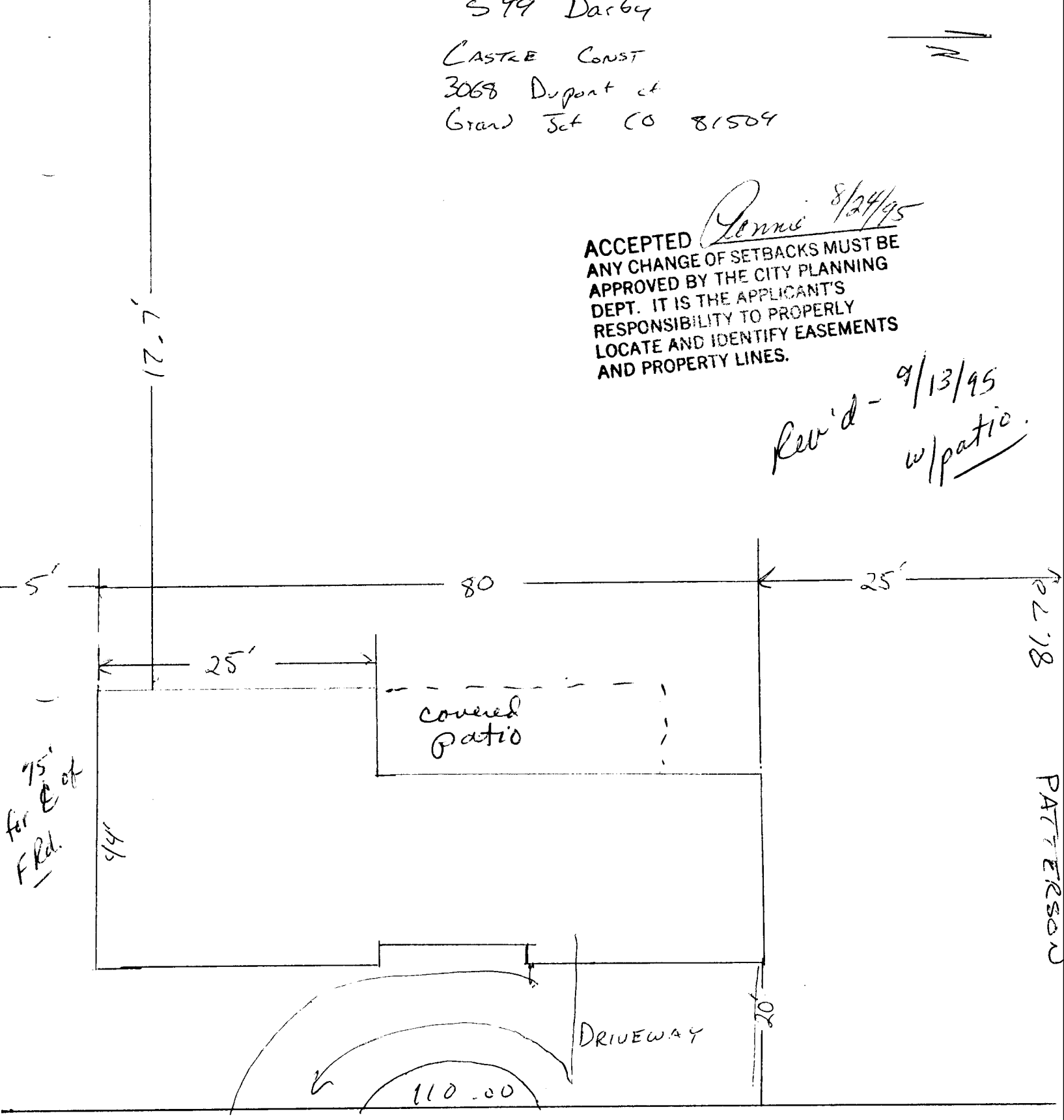
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

S 99 Darby
CASTLE CONST
3068 Dupont ct
Grand Set CO 81504

ACCEPTED *Pennis* 8/24/95
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.

Rev'd - 9/13/95
w/patio.



S 99 Darby
Cody Sold