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BLDG PERMIT NO. 58305

### PLANNING CLEARANCE

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



3023 4035-

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2657 Catalina Dr TAX SCHEDULE NO. 2701-264-29-008  
 SUBDIVISION Moses Paradise Corner SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 8 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Eric Daugherty NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 246 Twyman Dr NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) TELEPHONE 2430486  
 (2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ New residential const.

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 RSF-4 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 7' from PL Rear 30' from PL  
 Maximum Height 32' CENSUS TRACT 16 TRAFFIC ZONE 13

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 Eric Daugherty Date 10-21-96  
 Department Approval Santa J. Costello Date 10-28-96

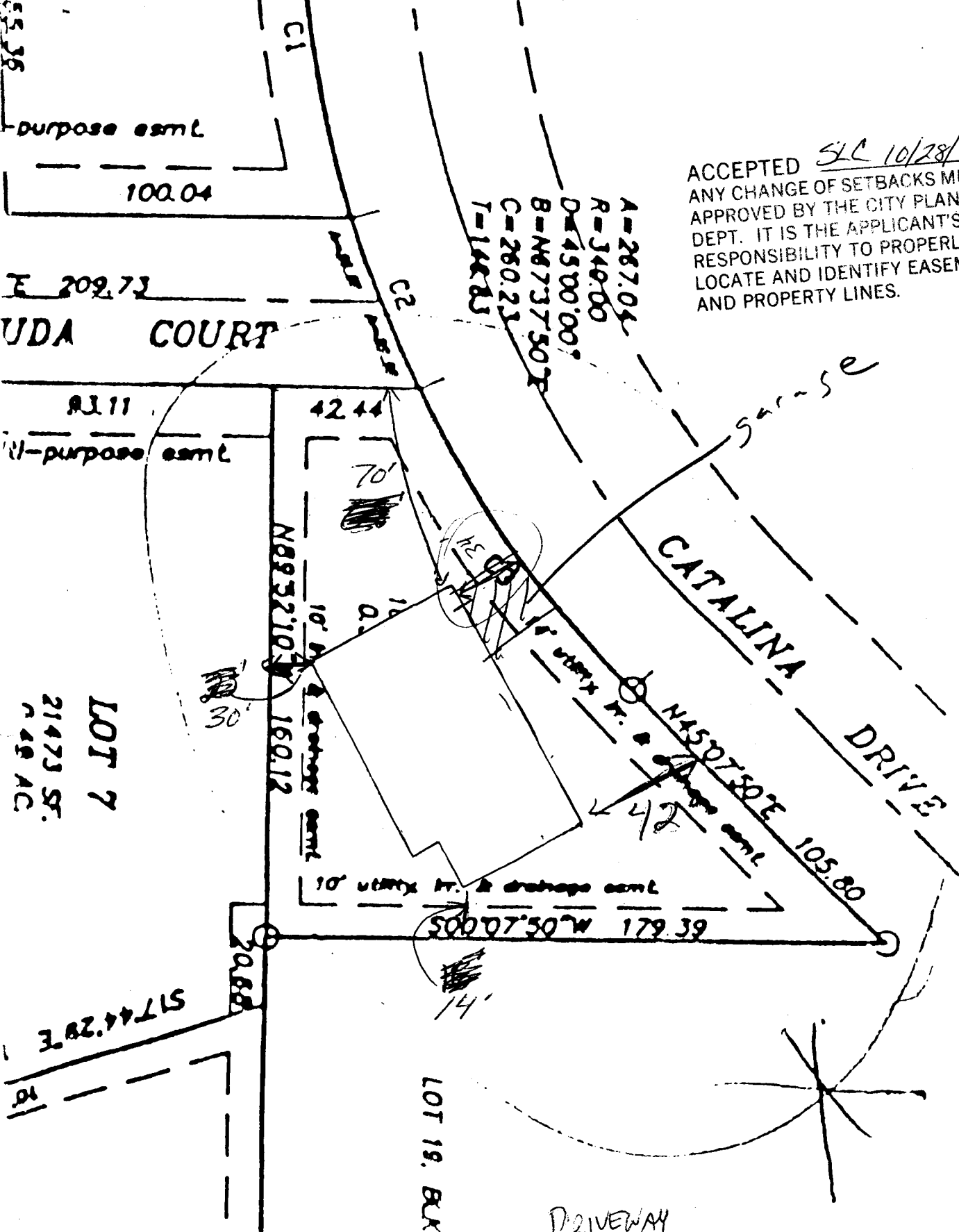
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 9675

Utility Accounting Dottie Deane Date 11-19-96

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)

ACCEPTED SLC 10/28/96  
 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.



purpose esmt  
 100.04

UDA COURT

purpose esmt

LOT 7  
 214.73 SF.  
 0.48 AC

517.44.28'E  
 10'

LOT 19, BUX

CATALINA DRIVE

DRIVEWAY  
 LOCATION OK  
 J. K. [Signature]  
 10-22-96