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BLDG PERMIT NO. 56263

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

9010-4240-01-6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 588 Darby Dr. TAX SCHEDULE NO. 2943-081-29-003
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12' x 18'
 FILING 3 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 32 x 74
 (1) OWNER Bill Kitchen NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 588 Darby
 (1) TELEPHONE 242-8741 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Grasmick Const USE OF EXISTING BLDGS home
 (2) ADDRESS 613 Stan Dr. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 523-1649 Covering patio

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-4.4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 75' from center of ROW, whichever is greater
 Side 5' from PL Rear 10' or easements Special Conditions _____
 Maximum Height 32'
 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 Bill Kitchen Date 5/23/96
 Department Approval Donnie Edwards Date 5/23/96

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

Utility Accounting Colt Anderson Date 5-23-96

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

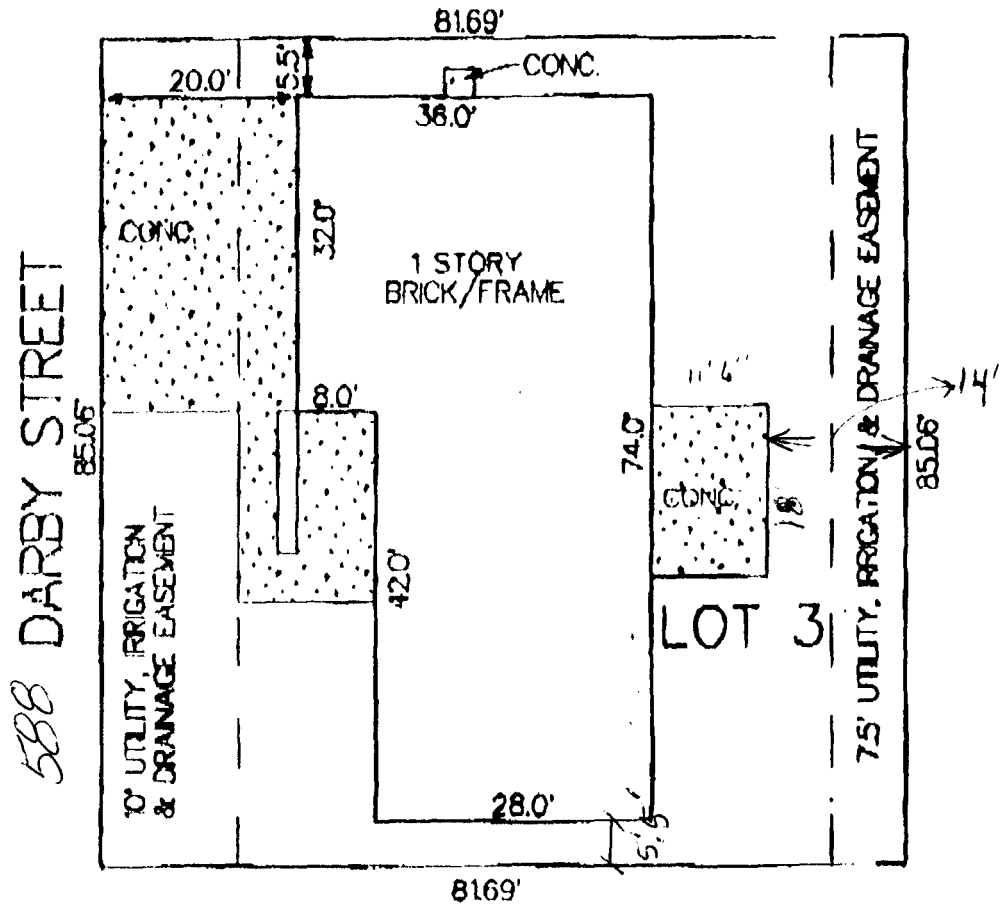
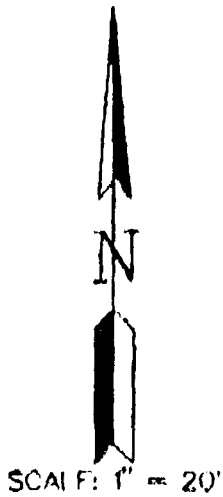
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

588 DARBY STREET

MERIDIAN LAND TITLE #20017
OPEN ACCT.
LOT 3 IN BLOCK 1 OF CODY SUBDIVISION, FILING NO. TWO,
MESA COUNTY, COLORADO.

ACCEPTED *Ronnie* 5/23/96
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.



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR VALLEY MORTGAGE,
THAT NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT
OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON
THIS DATE, 10/13/95 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS
SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS
INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE PARCEL AS