

DATE SUBMITTED: 4/12/91

PERMIT # 38482

FEE \$5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2424 Bookcliff Ave

SQ. FT. OF BLDG: 964 # existing house  
462 # addition

SUBDIVISION: Arbor Village

SQ. FT. OF LOT: 11,434

FILING # \_\_\_\_\_ BLK # 7 LOT # 5

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-121-30-005

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
one

PROPERTY OWNER: John Gary Schlauger

USE OF ALL EXISTING BUILDINGS:  
residential

ADDRESS: 2424 Bookcliff Ave

PHONE: 245-0503 (242-2582 w)

DESCRIPTION OF WORK AND INTENDED USE:  
add a bedroom & family room

SUBMITTALS REQ'D: TWO (2) PLOT  
PLANS SHOWING PARKING, LAND-  
SCAPING, SETBACKS TO ALL PROPERTY  
LINES, AND ALL STREETS WHICH ABUT  
THE PARCEL.

\*\*\*\*\*

### FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 32

CENSUS TRACT #: \_\_\_\_\_

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: \_\_\_\_\_

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

\*\*\*\*\*  
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 4/12/91

APPROVED BY: Walter L. Arbreck

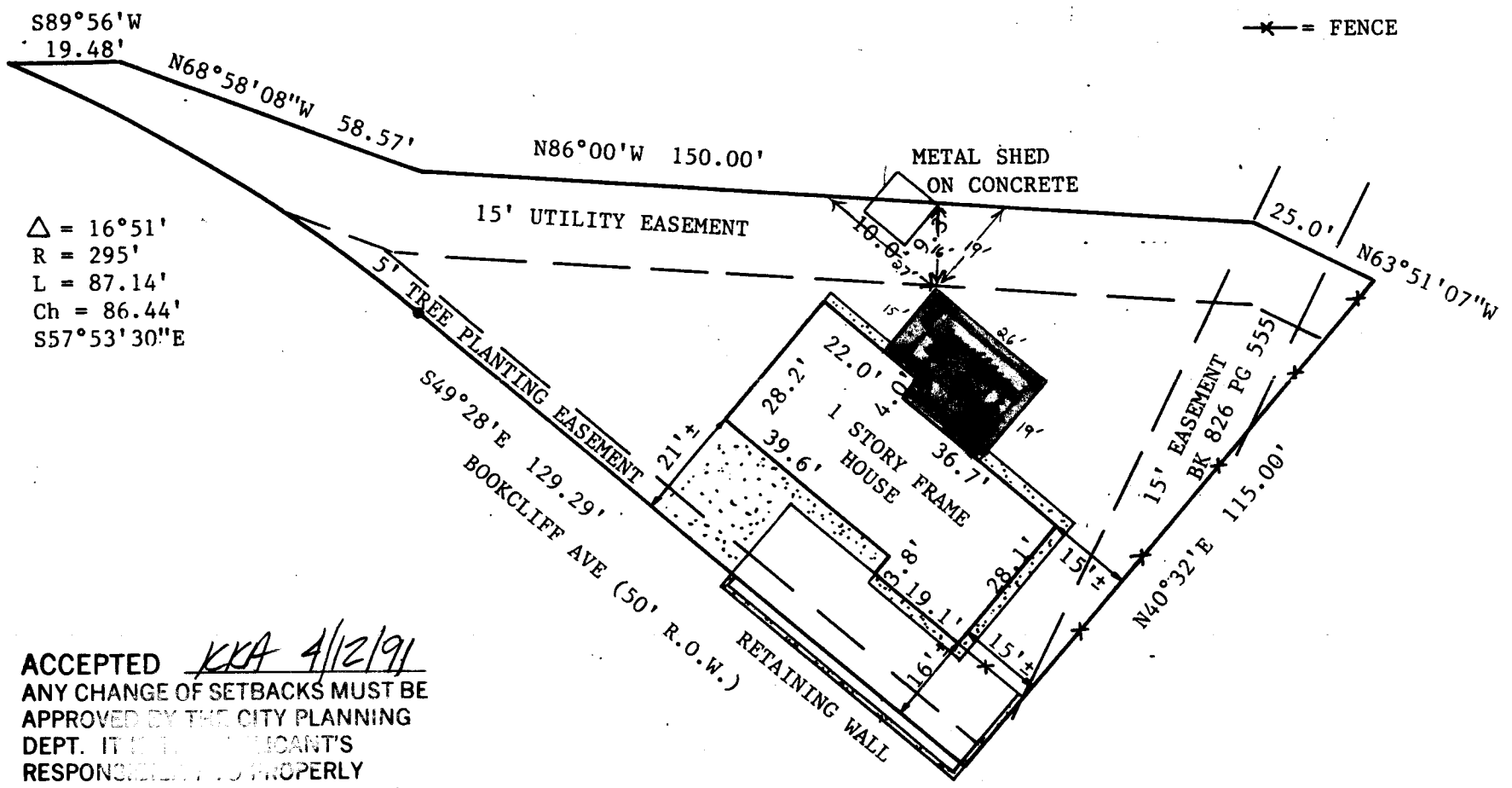
John Gary Schlauger  
SIGNATURE



SCALE: 1" = 30'

• = FOUND 5/8" REBAR

✕ = FENCE



$\Delta = 16^\circ 51'$   
 $R = 295'$   
 $L = 87.14'$   
 $Ch = 86.44'$   
 $S57^\circ 53' 30" E$

ACCEPTED *KKA 4/12/91*  
 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.