

DATE SUBMITTED: 11/4/92

PERMIT NO. 43371 L

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 135 Bookcliff Ave

SQ. FT. OF BLDG: ext. 1200

SUBDIVISION Roper

SQ. FT. OF LOT: 13900

FILING # _____ BLK # 1 LOT # 3

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-112-14-004

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER William Widdows

USE OF EXISTING BUILDINGS: Single family home

ADDRESS 135 Bookcliff Ave

DESCRIPTION OF WORK AND INTENDED USE: Carpor extension

TELEPHONE: 282-8222

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-5

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 45 from G

GEOLOGIC HAZARD: YES _____ NO X

SIDE 5' REAR 25'

CENSUS TRACT: 4 TRAFFIC ZONE: 20

MAXIMUM HEIGHT 32

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

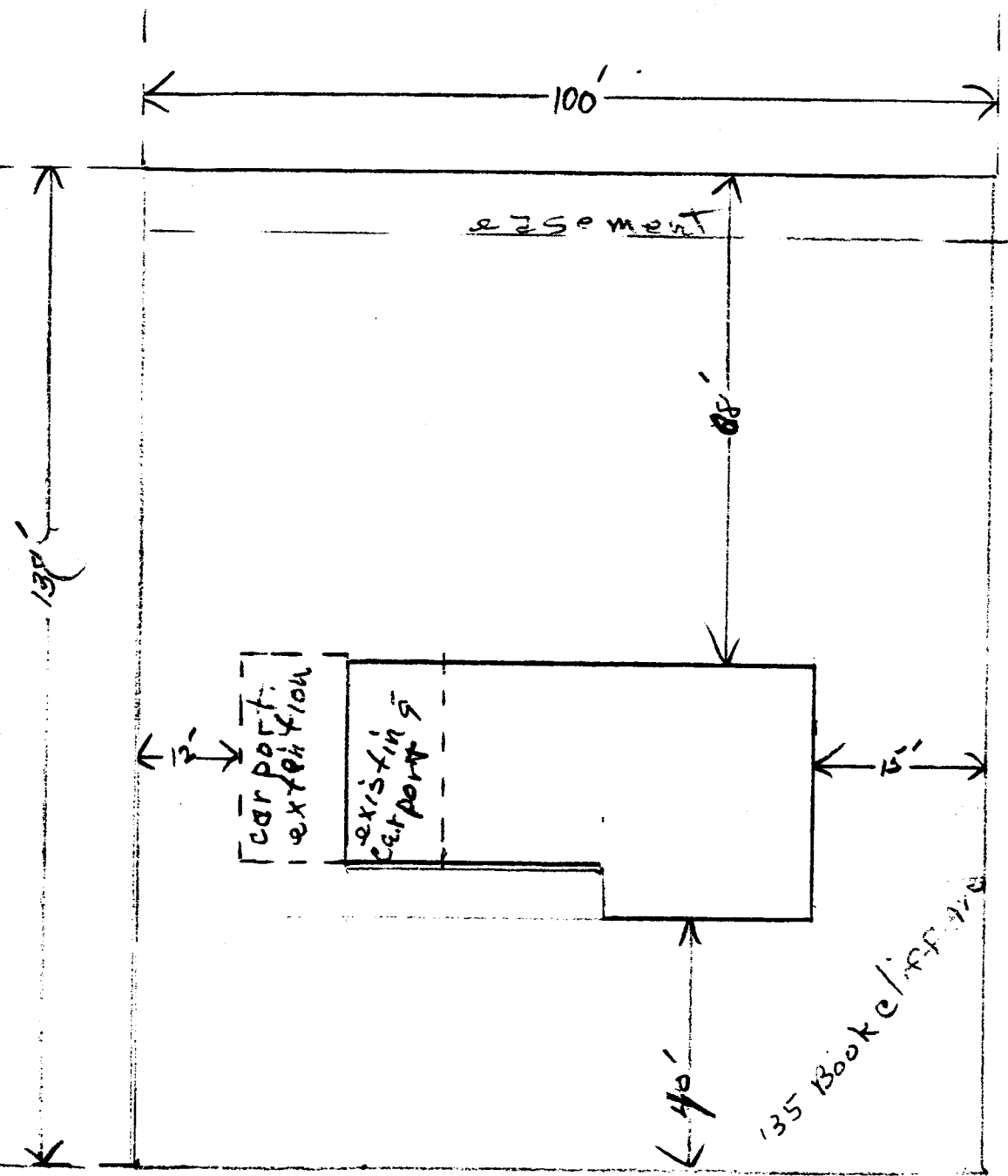
Angeline Bassett
Department Approval

James Mullis
Applicant Signature

11/4/92
Date Approved

11-4-92
Date

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



ACCEPTED *A. Barnett*
 ANY CHANGE OF RECORDS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Book 18
 Paper 18
 Tax # 2945-112-11

Book Cliff Ave