

BUILDING PERMIT NO. 46586  
FEE \$ 5.00

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

BLDG ADDRESS 2126 Bookcliff

SQ. FT. OF PROPOSED BLDG(S)/ADDITION > 50

SUBDIVISION Bookcliff Manor Sub

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 10

NO. OF FAMILY UNITS 1

TAX SCHEDULE NO. 2945-121-14-013

OWNER William AND Dolores Radebaugh

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_

ADDRESS 2126 Bookcliff Ave

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 242-1876

Bay window addition

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-8

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

SETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater

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

Side 5' from property line

CENSUS TRACT 6 TRAFFIC ZONE 28

Rear 15' from property line

PARKING REQ'T \_\_\_\_\_

Maximum Height \_\_\_\_\_

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

Maximum coverage of lot by structures \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Marcia Pety  
Date Approved 10-15-93

Applicant Signature Dolores V Radebaugh  
Date 10/15/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

ACCEPTED MP 10-15-93

ANY CHANGE OF RECORDS SHOULD BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.