

DATE SUBMITTED 1-20-94

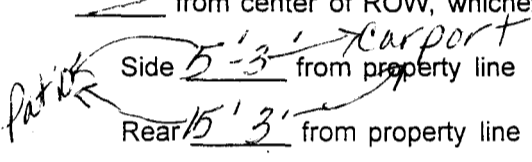
BUILDING PERMIT NO. 474752  
FEE \$ 5,000 47476

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

BLDG ADDRESS 2116 Bookcliff SQ. FT. OF PROPOSED BLDG(S)/ADDITION 72 324 sq ft.  
SUBDIVISION Bookcliff Manor Sub. SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 9 NO. OF FAMILY UNITS 1  
TAX SCHEDULE NO. 2945-121-14-014 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1  
OWNER James T. Cranor ADDRESS 2116 Bookcliff  
TELEPHONE 942-3855 DESCRIPTION OF WORK AND INTENDED USE:  
Cover car port & patio

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

ZONE R.S.F-8 DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
SETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT 4 TRAFFIC ZONE 28  
PARKING REQ'MT \_\_\_\_\_  
SPECIAL CONDITIONS: \_\_\_\_\_  
Maximum Height \_\_\_\_\_  
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).

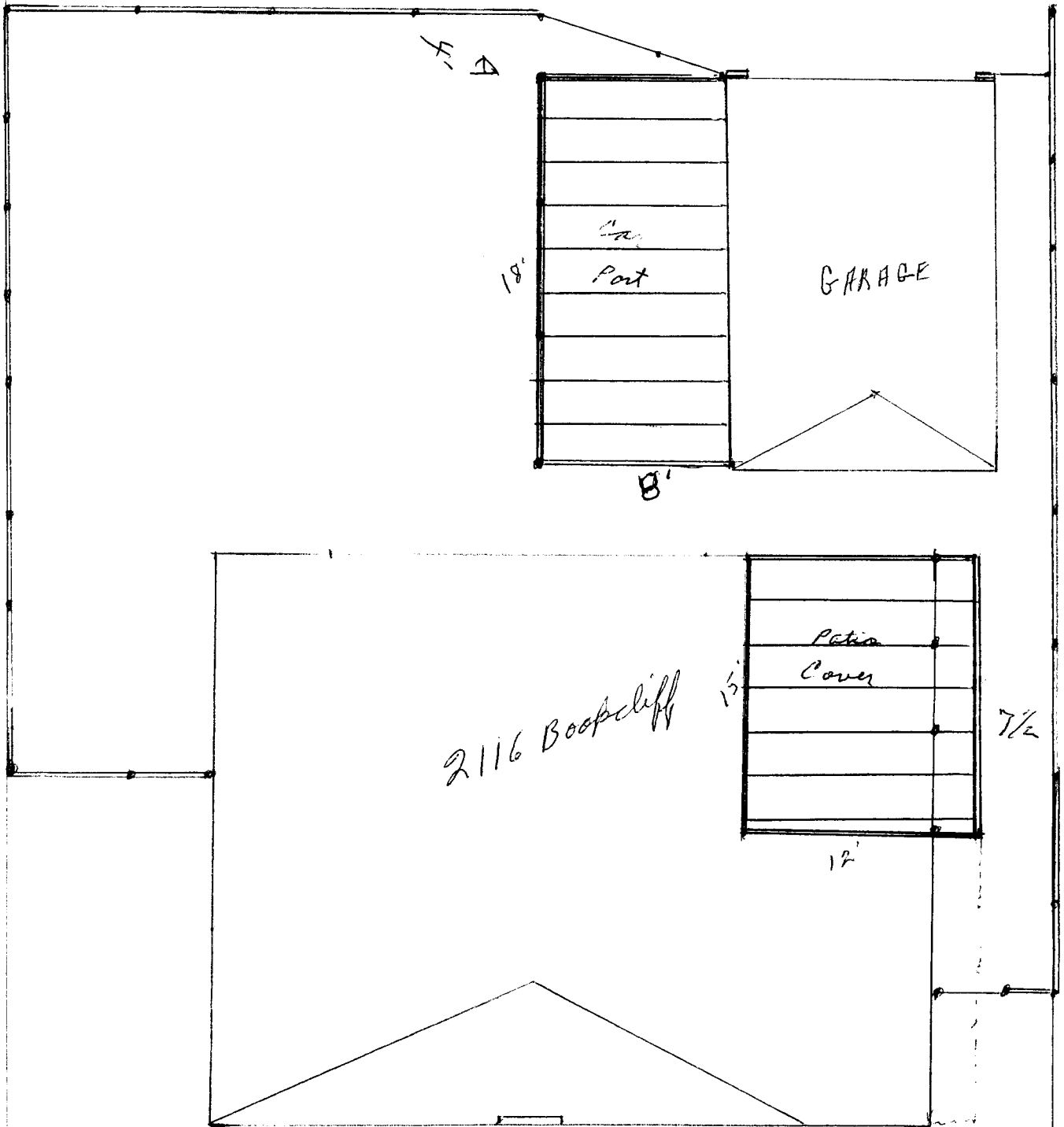
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval M. Peltz Applicant Signature Lucy A. Cranor  
Date Approved 1-20-94 Date 1-20-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

N.



ACCEPTED *MP 1-30-94*  
 ANY CHANGES TO CONTRACTS MUST BE  
 APPROVED BY THE CITY ENGINEER  
 BEFORE ANY CONSTRUCTION  
 BEGINS. THE ENGINEER'S  
 WORK IS TO IDENTIFY EASEMENTS  
 AND PROPERTY LINES.