

DATE SUBMITTED 4/14/94

BUILDING PERMIT NO. 18324
FEE \$ 5⁰⁰

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

BLDG ADDRESS 2300 Bookcliff
SUBDIVISION Linda Lane
FILING BLK 3 LOT 3
TAX SCHEDULE NO. 2945 121-15-006
OWNER Suzanne Shea
ADDRESS 2300 Bookcliff
TELEPHONE 241-3844

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 288 ⁰'
SQ. FT. OF EXISTING BLDG(S) 900 ⁰'
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
DESCRIPTION OF WORK AND INTENDED USE:
Extension of Kitchen Area + Family Rm

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

ZONE RSF-8
SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater
Side 5' from property line
Rear 15' from property line
Maximum Height 32'
Maximum coverage of lot by structures 45%

DESIGNATED FLOODPLAIN: YES NO X
GEOLOGIC HAZARD: YES NO
CENSUS TRACT 6 TRAFFIC ZONE 28
PARKING REQ'MT
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 final inspection has been completed by the Building Department (Section 305. Uniform Building Code).

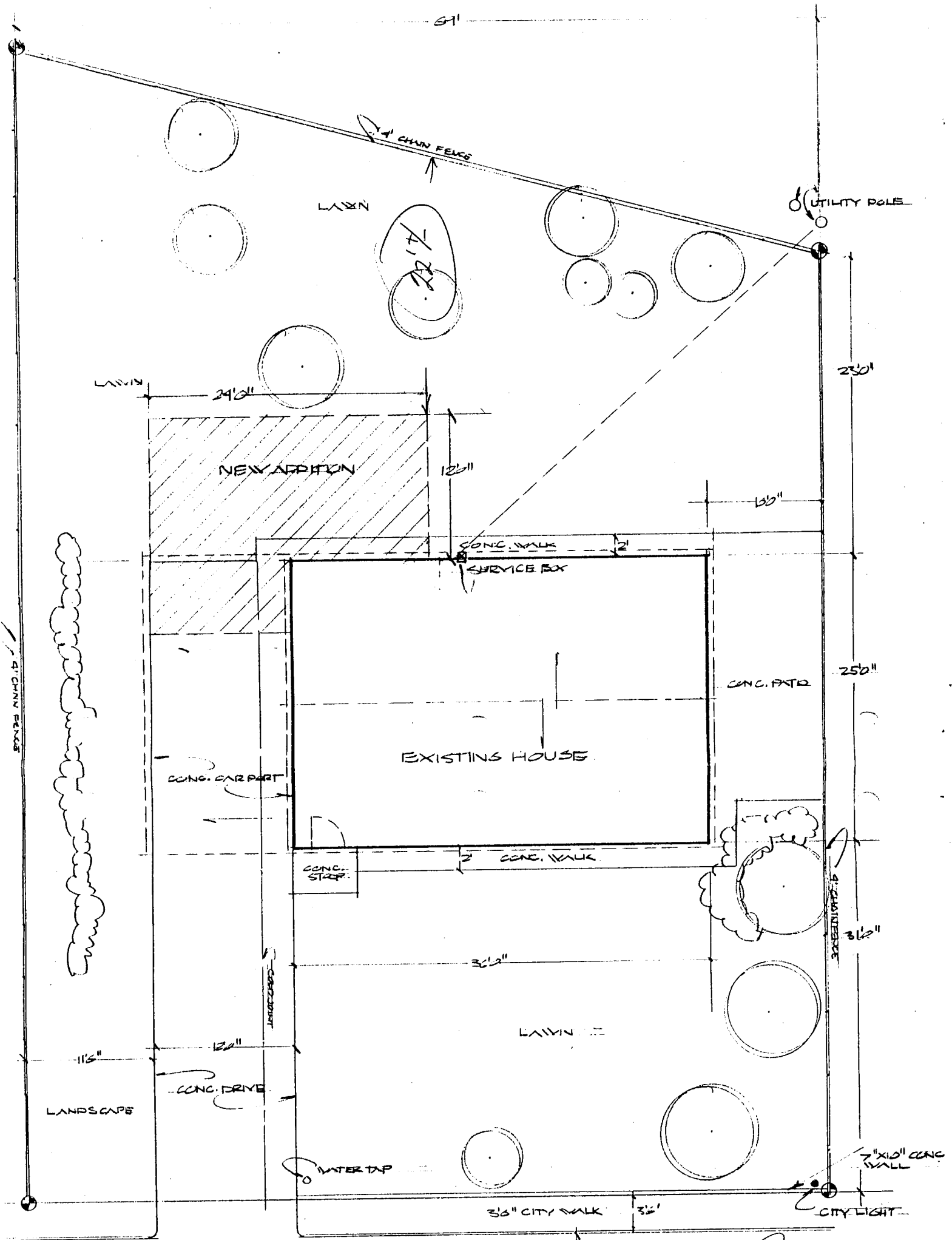
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Ronnie Edwards
Date Approved 4-14-94

Applicant Signature Donald K. Jeyarajah
Date 4/14/94

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

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



BOOK CLIFF AVE.

APPROVED *Ronnie Edwards*
 AND ALL SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.