

FEE \$10⁰⁰

BLDG PERMIT NO. 50558

tip 500⁰⁰

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2803 Bookcliff TAX SCHEDULE NO. 2943-072-23-004
 SUBDIVISION NORTH STAR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1250
 FILING _____ BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER LGD Construction NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2315 HALL AVE
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-6471
 USE OF EXISTING BLDGS Single Family
 (2) APPLICANT DENNIS LUCERO DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 2315 HALL
 (2) TELEPHONE 243-6471 NEW SINGLE FAMILY CONST.

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or
45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height _____ CENSUS TRACT ~~28~~ 6 TRAFFIC ZONE 28

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

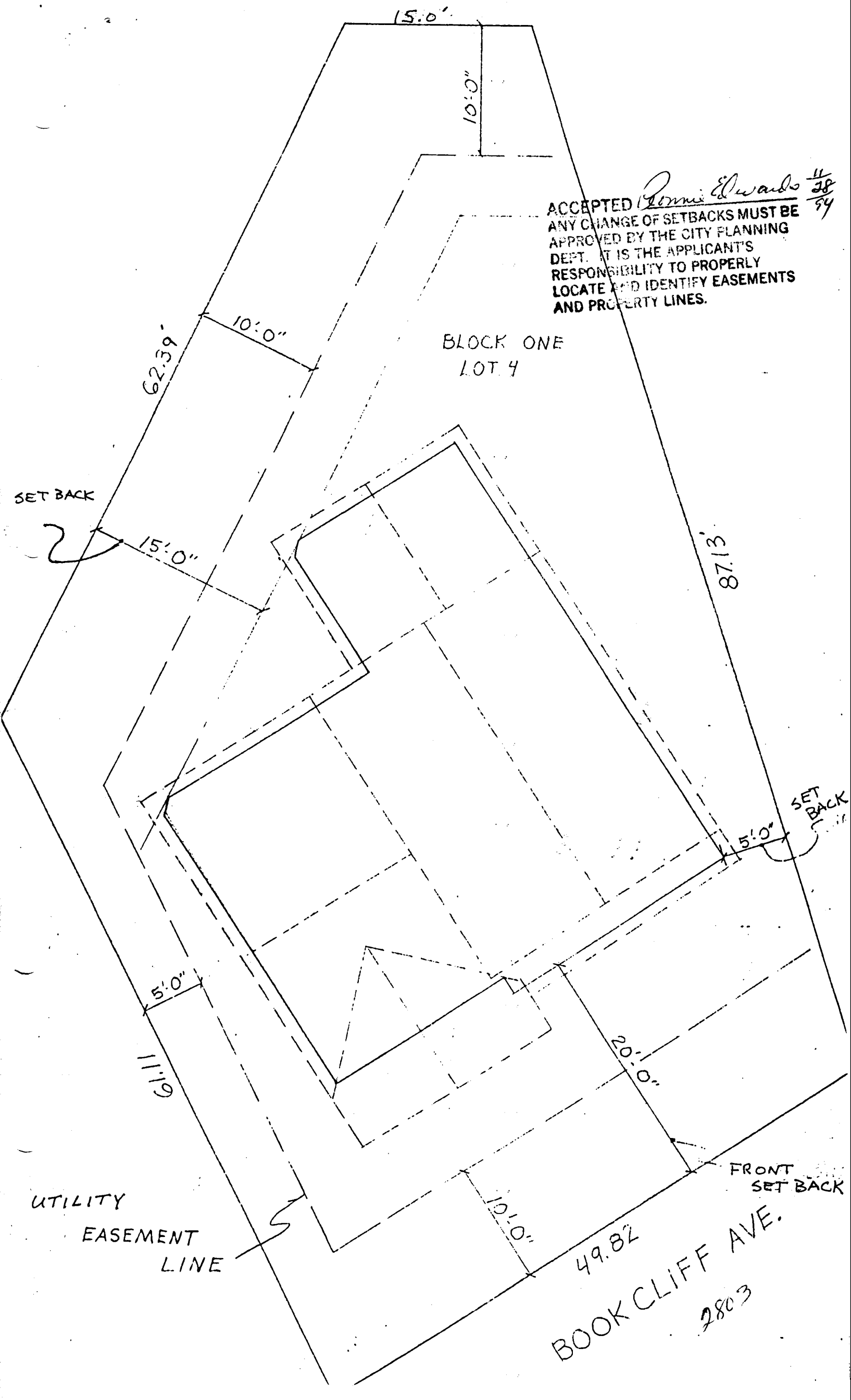
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 11-28-94
 Department Approval Bonnie Edwards Date 11-28-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7983-S/F
 Utility Accounting Mike Fowler Date 11-25-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Permi Edwards* 11/28/94
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.

BLOCK ONE
LOT 4

SET BACK

SET BACK

FRONT SET BACK

UTILITY EASEMENT LINE

BOOK CLIFF AVE.
2803

2