

FEE \$ 10.00

BLDG PERMIT NO. 50031

TCP 500.00

PLANNING CLEARANCE

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

90.0-3810-01-7

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2973 BOOKCLIFF AVE. TAX SCHEDULE NO. 2943-081-25-001
 SUBDIVISION CODY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1695
 FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER THUNDER MTN. BUILDERS NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 636 N. PLACER CT
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT BILL GRECO USE OF EXISTING BLDGS _____
 (2) ADDRESS 806 E PAPER FULLA DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 858-0671 CONSTRUCTION OF SINGLE FAMILY

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 PR-4.2 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 2
 Side 5' from PL Rear 10' from PL Special Conditions _____
 Maximum Height _____
 * Minimum 15' between buildings CENSUS TRACT 11 TRAFFIC ZONE 51

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 10-6-94
 Department Approval [Signature] Date 10-6-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7861 - S/F (atd 9-22-94)
 Utility Accounting Millie Fowler Date 10-7-94

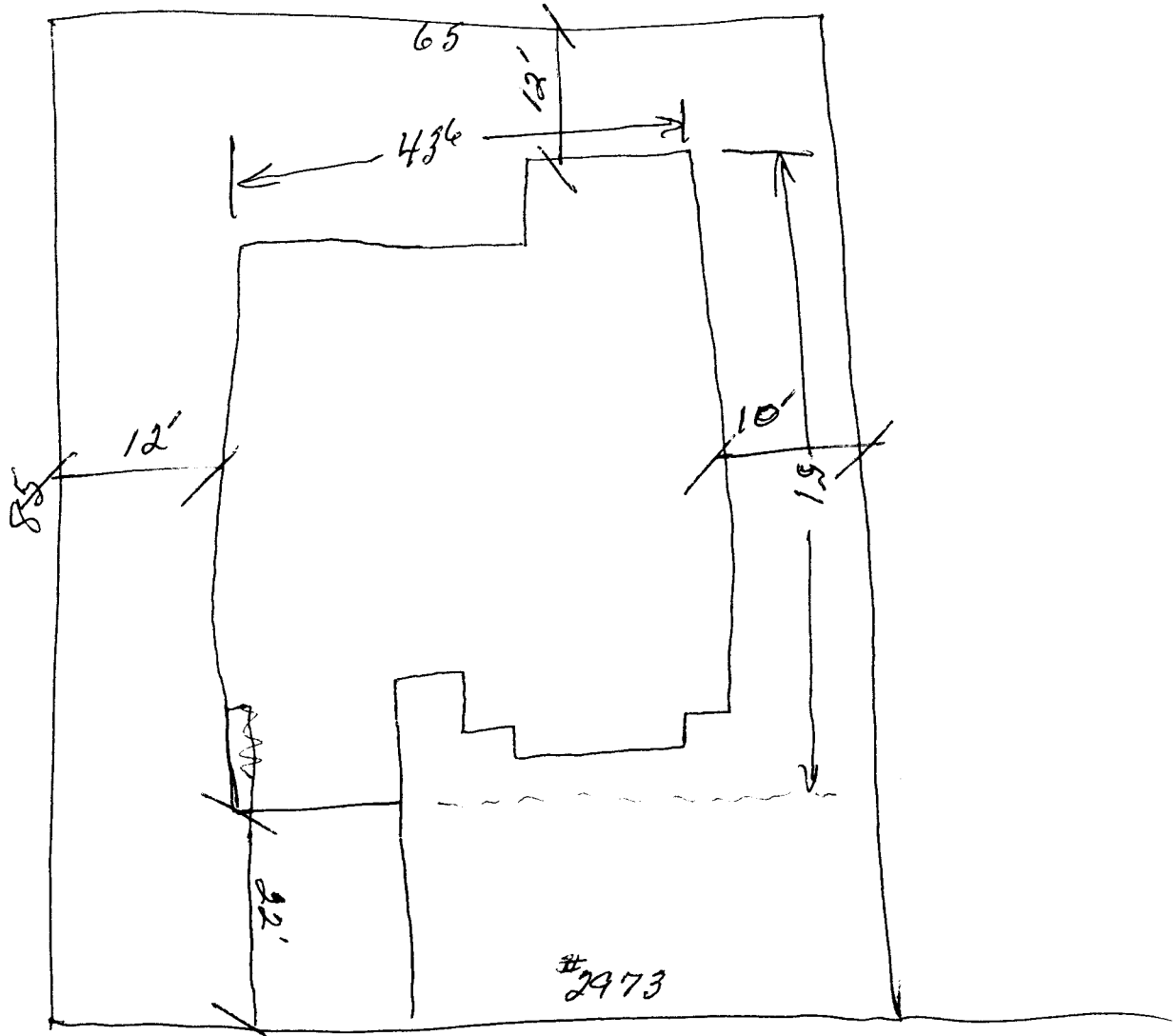
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

1224
475
1699

THUNDER MTN BUILDERS

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BOOKCLIFF

ACCEPTED MP 10-6-94
 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.

