

FEE \$ 10.00  
TCP \$ 500.00

See revised  
Site plan attached  
11-30-95 MR

BLDG PERMIT NO. ~~580798~~

Voided &  
reissued  
11/7/97

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2806 3/4 Bookcliff TAX SCHEDULE NO. 294307224007  
SUBDIVISION North STAR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1342 (198)  
FILING \_\_\_\_\_ BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) - 0 -  
(1) OWNER CASAS Del Tierra Inc NO. OF DWELLING UNITS  
BEFORE: - 0 - AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 3041 N 15<sup>th</sup>  
(1) TELEPHONE 243-5578 NO. OF BLDGS ON PARCEL  
BEFORE: - 0 - AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Joe Voyt. IIA USE OF EXISTING BLDGS - 0 -  
(2) ADDRESS 3041 N 15<sup>th</sup> DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE 243-5578 Building A House

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 45%  
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 15' from PL Special Conditions \_\_\_\_\_  
Maximum Height 32' CENS.T. 6 T.ZONE 28 ANN# \_\_\_\_\_

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 June 22-95  
Department Approval [Signature] Date 6-22-95

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. Water 8412  
sewer 8413

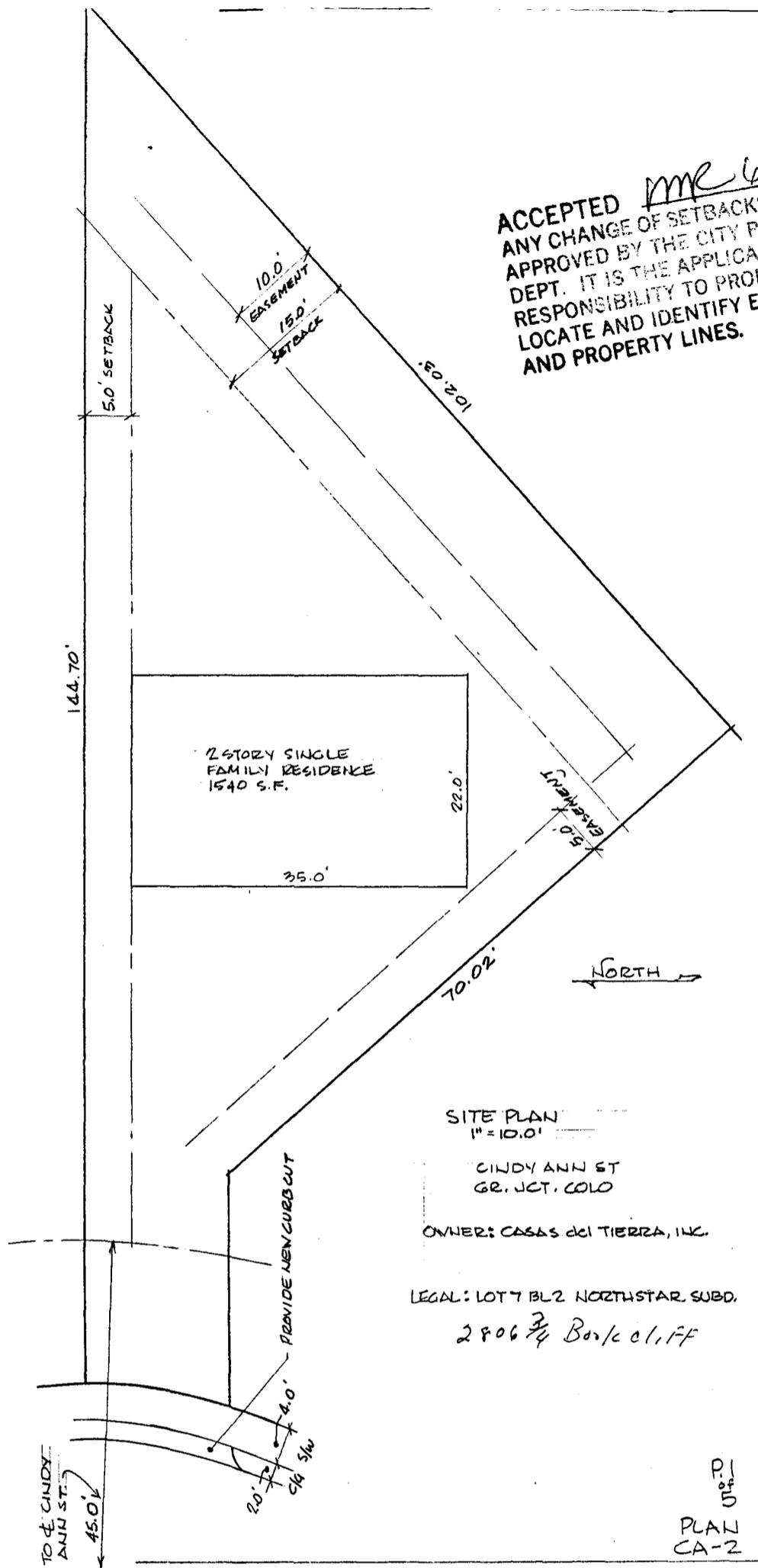
Utility Accounting [Signature] Date 6/22/95

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

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

PLANNING  
DEPT

ACCEPTED *MR 6-22-95*  
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.



SITE PLAN  
1"=10.0'

CINDY ANN ST  
GR. JCT. COLO

OWNER: CASAS DEL TIERRA, INC.

LEGAL: LOT 7 BL 2 NORTHSTAR SUBD.

*2806 3/4 Bonk cliff*

P.I.  
J.P.  
PLAN  
CA-2