

FEE \$ 10.00

BLDG PERMIT NO. 51627

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3014-0970-01-0 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2034 Bookcliff TAX SCHEDULE NO. 2945-<sup>121</sup>~~122~~-14-018

SUBDIVISION Bookcliff Manor Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 112'

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 5 SQ. FT. OF EXISTING BLDG(S) 1256

(1) OWNER Joe E. Price NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2034 Bookcliff

(1) TELEPHONE 243-4206 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS HOUSE

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ Bath & Utility

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 \_\_\_\_\_ from center of ROW, whichever is greater

Parking Req'mt \_\_\_\_\_

Side 5' from PL Rear 15' from PL

Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENSUS TRACT 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 \_\_\_\_\_

Department Approval [Signature] Date 3-30-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - no change in S/E use

Utility Accounting [Signature] Date 3-31-95

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)

ALLEY  
↗

33'

20'

14'

10'

ADD  
OR

18'

EXISTING  
STRUCTURE

100'

34'

ACCEPTED ME 3-30-45  
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.

2034 Bookcliff

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