

FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 51748

Single Family **PLANNING CLEARANCE**

~~(site plan review, multi-family development, non-residential development)~~

Grand Junction Community Development Department

tcp 500<sup>00</sup>

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2802 Bookcliff Lane SCHEDULE NO. 2943-072-24-014

SUBDIVISION North Star SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1250

FILING --- BLK 2 LOT 21 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER LGD Investment NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 2315 HALL

(1) TELEPHONE 243-6471 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT LGD Construction USE OF ALL EXISTING BLDGS ---

(2) ADDRESS 2315 HALL DESCRIPTION OF WORK & INTENDED USE: ---

(2) TELEPHONE 243-6471 New Single Family.

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Landscaping / Screening Required: YES --- NO ---

SETBACKS: Front 20' from Property Line (PL) or Parking Req'mt ---  
45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions: ---

Maximum Height 32'

Maximum coverage of lot by structures 45% CENSUS TRACT 6 TRAFFIC ZONE 28

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature] Date 4-10-95

Department Approval [Signature] Date 4-10-95

Additional water and/or sewer tap fee(s) are required: YES X NO --- W/O No. 8234 - S/F

Utility Accounting [Signature] Date 4-10-95

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)

ACCEPTED *Ponnie Edwards* #10/95  
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.

PLOT PLAN

LOT 2

2802 BOOKCLIFF

SCALE: 1" = 10'-0"

