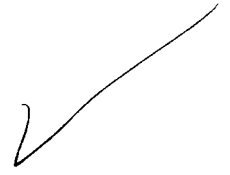


FEE \$ 10 -
TCP \$ 500 -

BLDG PERMIT NO. 52179

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



9510-3790

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2969 Bookcliff Ave TAX SCHEDULE NO. 2943-081-25-003
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700 sq ft
 FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER Richard & Sherril Klussen NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 587 Cleveland
 (1) TELEPHONE 241-1737 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS NA
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ residence

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 RR Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 10' from PL Special Conditions ACCD approval required
 Maximum Height _____ Minimum 15' required between
houses & houses on either side
 CENS.T. 11 T.ZONE 51 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 Richard Klussen Date _____

Department Approval Marcia Babideaux Date 5-15-95

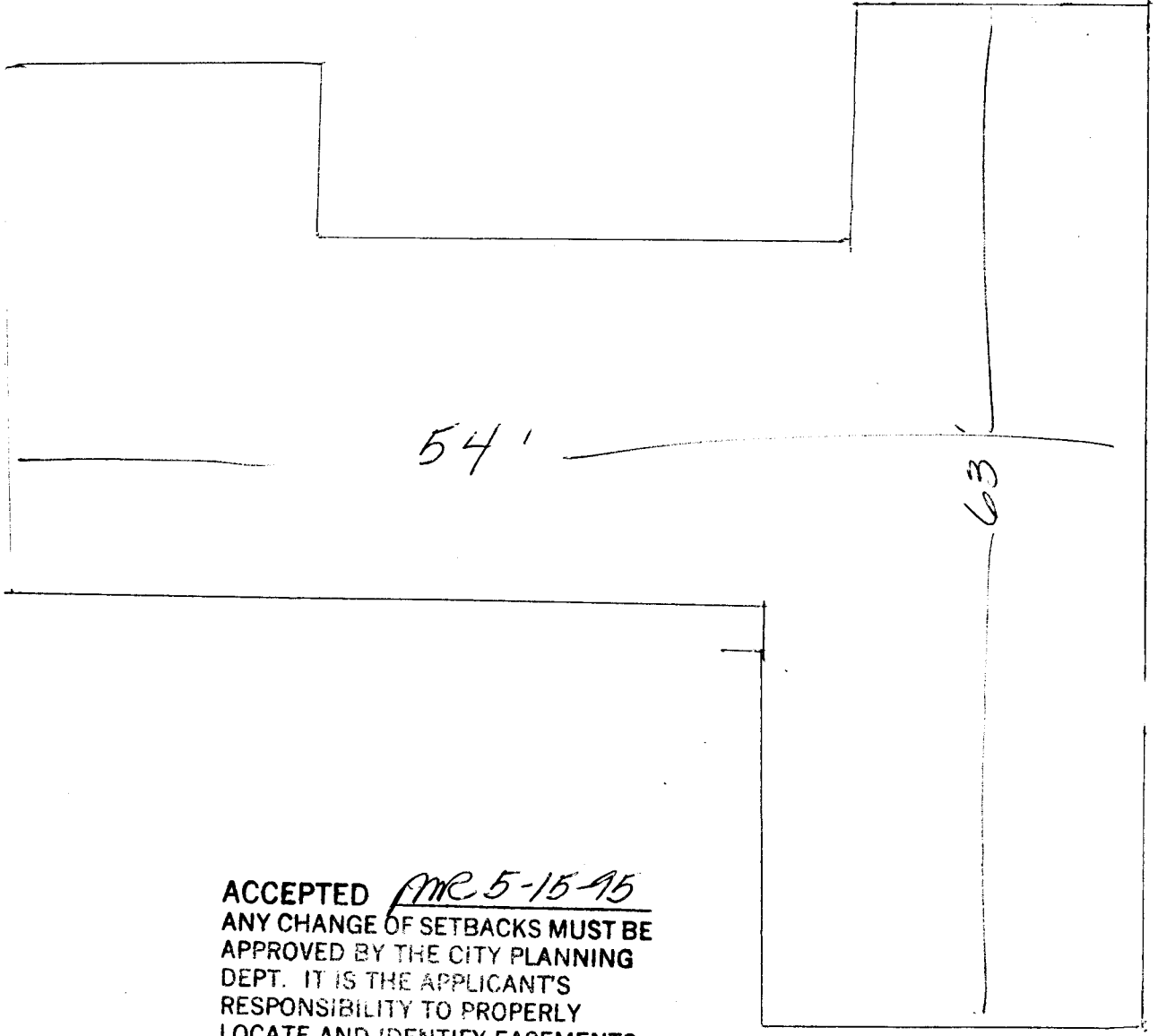
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8305 - 9/E

Utility Accounting Millie Fowler Date 5-15-95

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)

Between 15 & 20' between buildings & East
← 15' or more on West.



ACCEPTED APR 5-15-95
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.



2969 Bookcliff Ave.

side walk