

FEE \$ 1000

BLDG PERMIT NO. 51661

*TOP \$ 500.00*

### PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2925 BOOKCREEK CT TAX SCHEDULE NO. 2993-082-32-010

SUBDIVISION NEW BEGINNINGS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1559 SQ FT

FILING 1 BLK 2 LOT 10 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER LYNN BALDOZIER NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2928 RUBY CT

(1) TELEPHONE 295-0611 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS \_\_\_\_\_

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

(2) TELEPHONE \_\_\_\_\_ NEW HOME

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-3 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 \_\_\_\_\_

Side 10' from PL Rear 25' from PL Special Conditions \_\_\_\_\_

Maximum Height 35' 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 Lynn Baldozier Date \_\_\_\_\_

Department Approval Ronnie Edwards Date 4/3/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8213

Utility Accounting Richardson Date 4-3-95

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)

2925 Book Cliff Ct.

76.86'

62.7

S 00°02'46" E 99.10'

25.0'

14' Utility Esmt

12457 SQ. FT.

N 27°26'06" W  
117.26'

151.05'

N 89°59'11" E 211.1

Utility and Drainage

*Connie Edwards*

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE PLANNING'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

