

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 53629

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

4/sep

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2928 BookCliff TAX SCHEDULE NO. 2943 08232008
 SUBDIVISION New Beginnings SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1546
 FILING 1 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Bob Power NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 233 Red Mesa Hgts NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 293-7618 USE OF EXISTING BLDGS _____
 (2) APPLICANT Bob Power DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 233 Red Mesa Hgts _____
 (2) TELEPHONE Same 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) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 10 from PL Rear 25' from PL _____
 Maximum Height 35' 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).

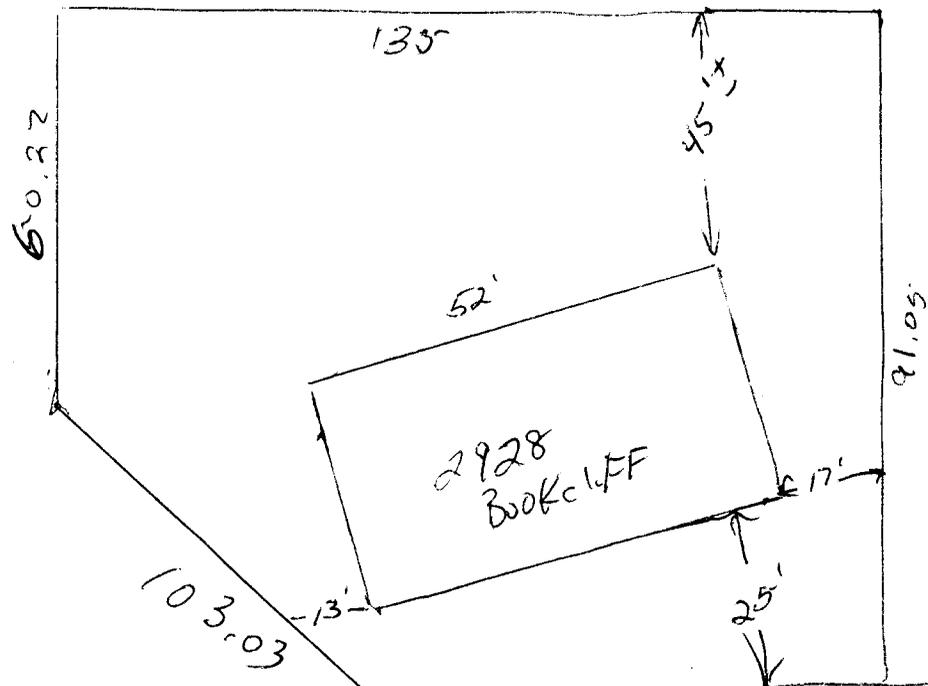
Applicant Signature Bob Power Date 10-3-95
 Department Approval Ronnie Edwards Date 10-3-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8642

Utility Accounting Richardson Date 10-3-95

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)



ACCEPTED *Ronnie* 10/3/95
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
2928 Bookcliff

