

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 55663

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

✓ TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2927 Bookcliff Ct. TAX SCHEDULE NO. 2943-082-32-009
SUBDIVISION New Beginnings SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1826
FILING _____ BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) 1826 0
(1) OWNER Leslie Karschuk NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2715 B 1/4 Rd GJ
(1) TELEPHONE 241-1826 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Same USE OF EXISTING BLDGS _____
(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE Same 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 PR3 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater
Side 10' from PL Rear 25' from PL Special Conditions _____
Maximum Height _____
CENS.T. 11 T.ZONE 5L 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).

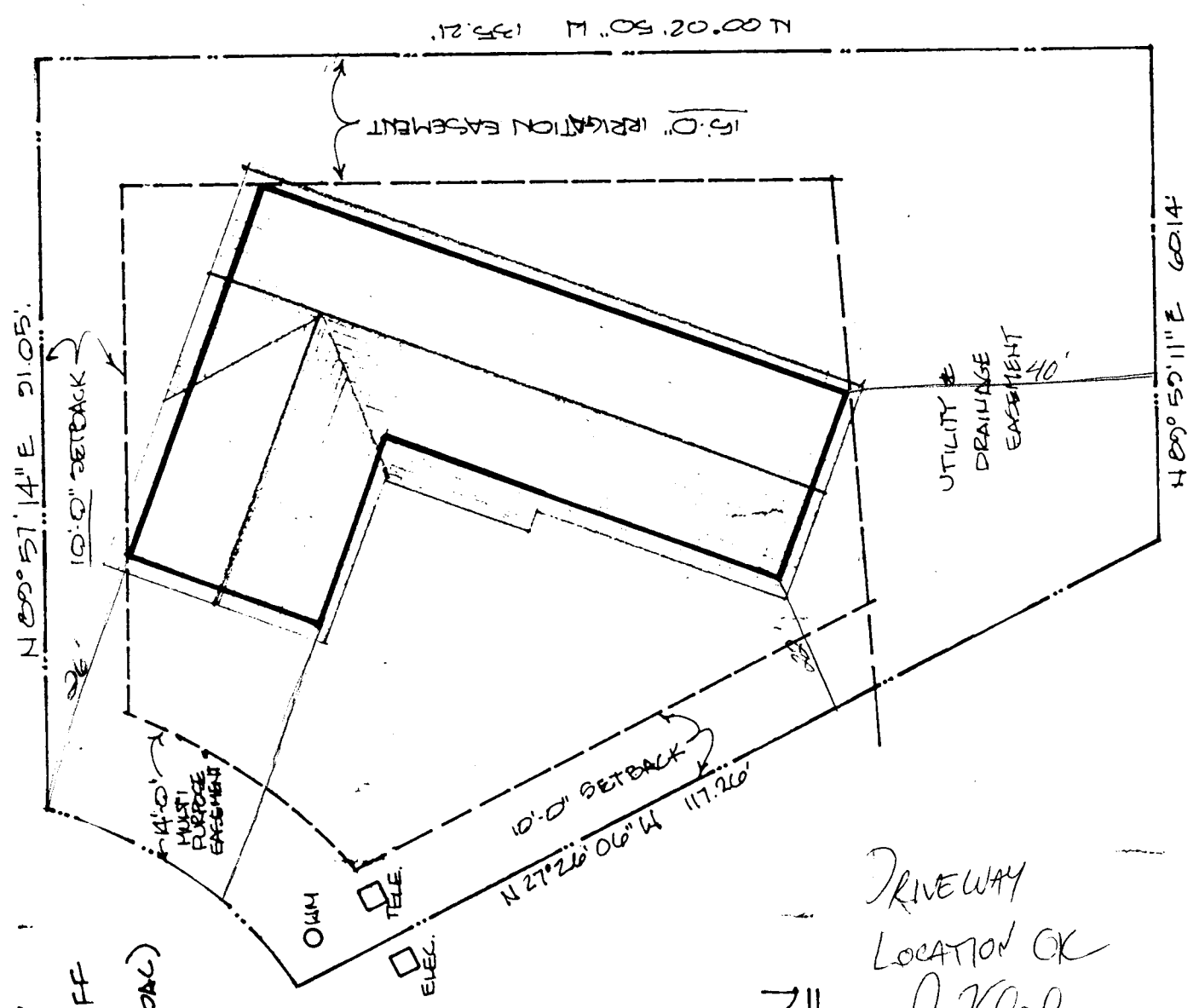
Applicant Signature Leslie Karschuk Date 4-2-96
Department Approval Ronnie Edwards Date 4-2-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 9092
Utility Accounting Marshall Cole Date 4-3-96

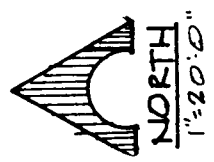
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Ronnie* 4/2/96
 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.



2927
 BOCKLIFF
 COURT
 (CUL-DE-SAC)



TE PLAN

DRIVEWAY
 LOCATION OK
J. Klisla
 4-2-96