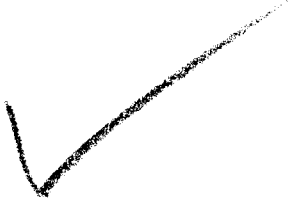


FEE \$ 5⁰⁰
 TCP \$ 0

BLDG PERMIT NO. 59463

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 735 BOOKCLIFF TAX SCHEDULE NO. 2945-111-22-004
 SUBDIVISION Bookcliff Medical Bldg. Condos SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A
 FILING ^{2nd} ~~1st~~ BLK — LOT — SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Bookcliff Property Trust, LLC NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION
 (1) ADDRESS 735 BOOKCLIFF
 (1) TELEPHONE 245-1220 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Keystone Custom Bldgs USE OF EXISTING BLDGS DR. OFFICE
 (2) ADDRESS P.O. Box 1807 GT, CO DESCRIPTION OF WORK AND INTENDED USE: INTERIOR
 (2) TELEPHONE 243-9428 REMODEL / NO CHANGE IN USE

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 B-1 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side _____ from PL Rear _____ from PL Special Conditions _____
 Maximum Height _____
 CENS.T. 5 T.ZONE 27 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 Shirley R. Stuchman Date 3/12/97
 Department Approval Senita J. Castello Date 3/12/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3017-0030-02-4
 Utility Accounting Richardson Date 3-12-97

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)