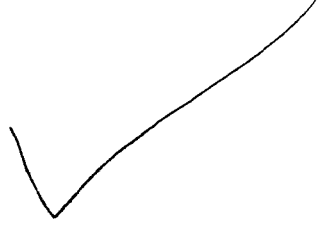


FEE \$	10 ⁰⁰
TCP \$	_____

BLDG PERMIT NO.	52738
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3013-0813-01-4

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>2806 3/4 BOOKLIFF</u>	TAX SCHEDULE NO.	<u>7943-0722-4007</u>
SUBDIVISION	<u>NORTH STAR</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>900 + 261</u> <small>USE GAR = 1161 SF.</small>
FILING	<u>BLK 2 LOT 7</u>	SQ. FT. OF EXISTING BLDG(S)	<u>0</u>
(1) OWNER	<u>CASAS DEL TIERRA INC</u>	NO. OF DWELLING UNITS	BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>3041 N. 15TH ST G.J.</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>243-5578</u>	USE OF EXISTING BLDGS	<u>0</u>
(2) APPLICANT	<u>LAWRENCE HANSEN JOE VOYTILLA</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>SGL FAM. RESIDENCE</u>
(2) ADDRESS	<u>ABOVE</u>		
(2) TELEPHONE	<u>ABOVE</u>		

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	<u>RSF-8</u>	Maximum coverage of lot by structures	<u>45%</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req't	<u>2</u>
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions	_____
Side	<u>5'</u> from PL		
Rear	<u>15'</u> from PL		
Maximum Height	<u>32'</u>	CENSUS TRACT	<u>6</u>
		TRAFFIC ZONE	<u>28</u>

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 Lawrence J. Hansen Date 01-07-97

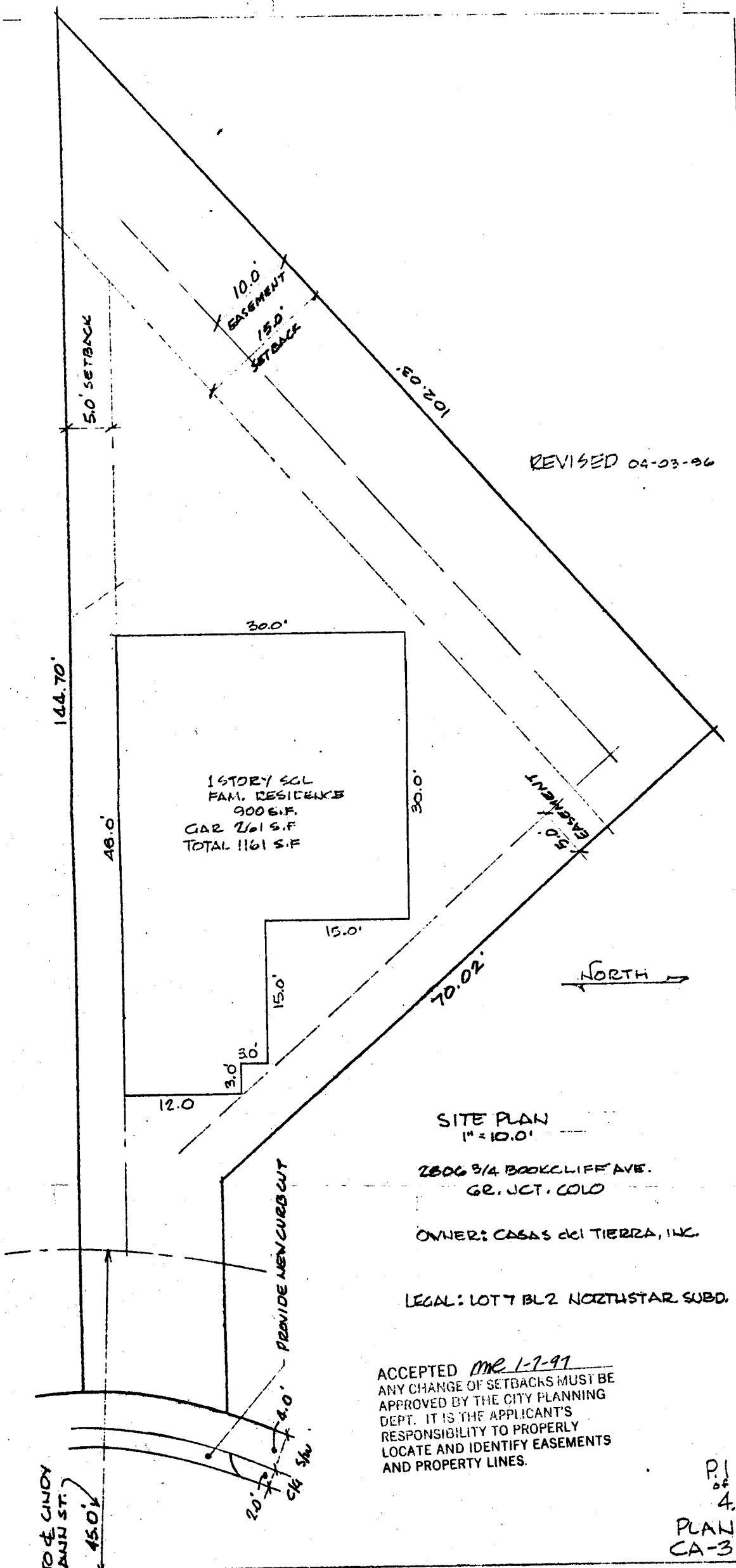
Department Approval Marcia Babideaux Date 1-7-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. See w/o 8412
8413

Utility Accounting Mendricks Date 1-7-97
Tentative date of Comp. 5-15-97

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)



REVISED 04-03-96

1 STORY SGL
FAM. RESIDENCE
900 S.F.
GAR 261 S.F.
TOTAL 1161 S.F.

NORTH →

SITE PLAN
1" = 10.0'

2806 3/4 BOOKCLIFF AVE.
GR. JCT. COLO

OWNER: CASAS DEL TIERRA, INC.

LEGAL: LOT 7 BL 2 NORTHSTAR SUBD.

ACCEPTED MR. 1-7-97
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.