

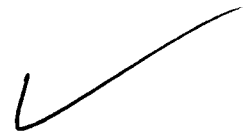
FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 61411

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 2959.5 BOOK CLIFF AVE. TAX SCHEDULE NO. 2943-091-39-003

SUBDIVISION CODY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1405 SF

FILING 3 BLK 4 LOT 3 SQ. FT. OF EXISTING BLDG(S) 1849

(1) OWNER JOSEPH W. + PAMELA J. GROUT NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2959.5 BOOK CLIFF AVE NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 245-3975 USE OF EXISTING BLDGS PRIMARY RESIDENCE.

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCT

(2) ADDRESS _____ STORAGE SHED.

(2) TELEPHONE _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 4.4 Maximum coverage of lot by structures _____

SETBACKS: Front 20 from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 10' from PL Special Conditions _____

Maximum Height _____

CENSUS 11 TRAFFIC 57 ANNEX# _____

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 Joseph W. Grout Date 8-1-97

Department Approval Debra J. Castella Date 8-1-97

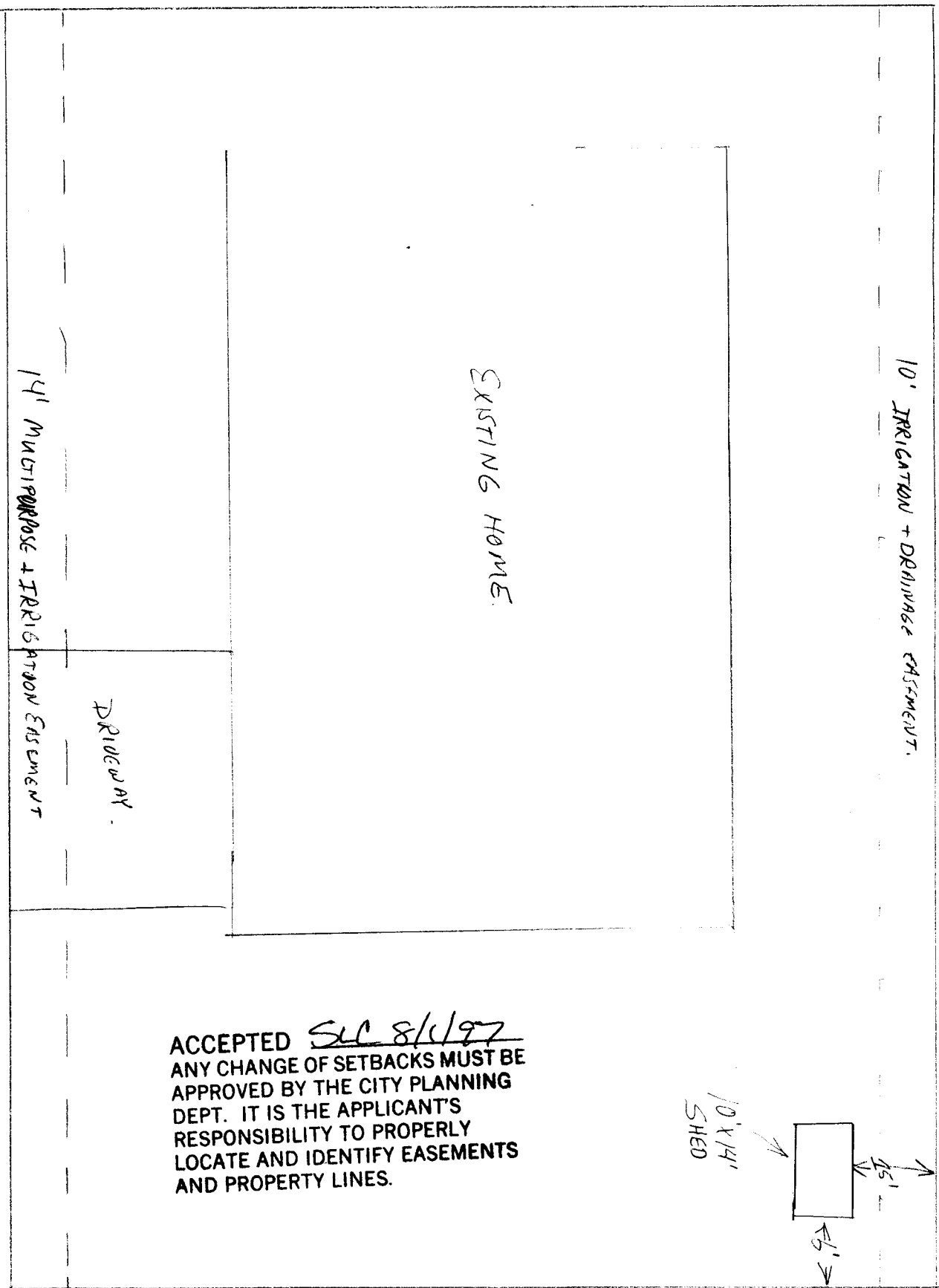
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. _____

Utility Accounting J. Adams Date 8-1-97

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)

16.96



10' IRRIGATION + DRAINAGE EASEMENT.

EXISTING HOME.

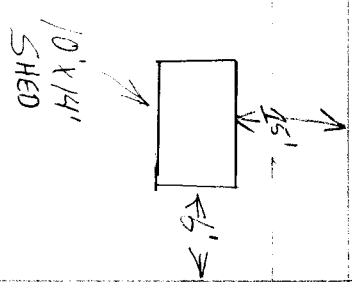
DRIVEWAY.

14' MULTIPURPOSE + IRRIGATION EASEMENT

139.21

139.21'

ACCEPTED SLC 8/1/97
 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.



10' x 14'
SHED

96.58'

NOT TO SCALE.