

FEE \$	N/A
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 67850

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 1915 N. 5th St. TAX SCHEDULE NO. 2945-112-08-011

SUBDIVISION BOOKCLIFF PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING \_\_\_\_\_ BLK 4 LOT 11 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER RON BECKMAN NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1915 N. 5th St.

(1) TELEPHONE \_\_\_\_\_ NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT KEYSTONE Custom BLDGS USE OF EXISTING BLDGS RESIDENCE

(2) ADDRESS P.O. Box 1807 DESCRIPTION OF WORK AND INTENDED USE: KITCHEN ELECTRICAL

(2) TELEPHONE 243-9428 Remodel - CABINETS & UPGRADE SERVICE

**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 RSF-5 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req't \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions Inter Rem. on Res

Maximum Height \_\_\_\_\_ S.F.

CENSUS 4 TRAFFIC 25 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 Gregory R. Beckman Date 11/30/98

Department Approval Justin J. Castella Date 11.30.98

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

Utility Accounting K. Duncan Date 11/30/98

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)