

FEE \$ 10⁻
TCP \$ 500⁻

BLDG PERMIT NO. 65948

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

SIF - 0
Call when Ready

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2804 1/2 Bookcliff Ave. TAX SCHEDULE NO. 2943 072, 24-004

SUBDIVISION North Star SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1650

FILING 1 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Donald S. Rice NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3280 Lombardy Ln. CLIFTON NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE ~~523-0997~~ 241-9724 USE OF EXISTING BLDGS 0

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

(2) ADDRESS _____ single family home of 2 STORY Des.

(2) TELEPHONE _____

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 RSF-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32' CENSUS TRACT 6 TRAFFIC ZONE 30

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 Donald A. Rice Date 7-1-98
3/15/97

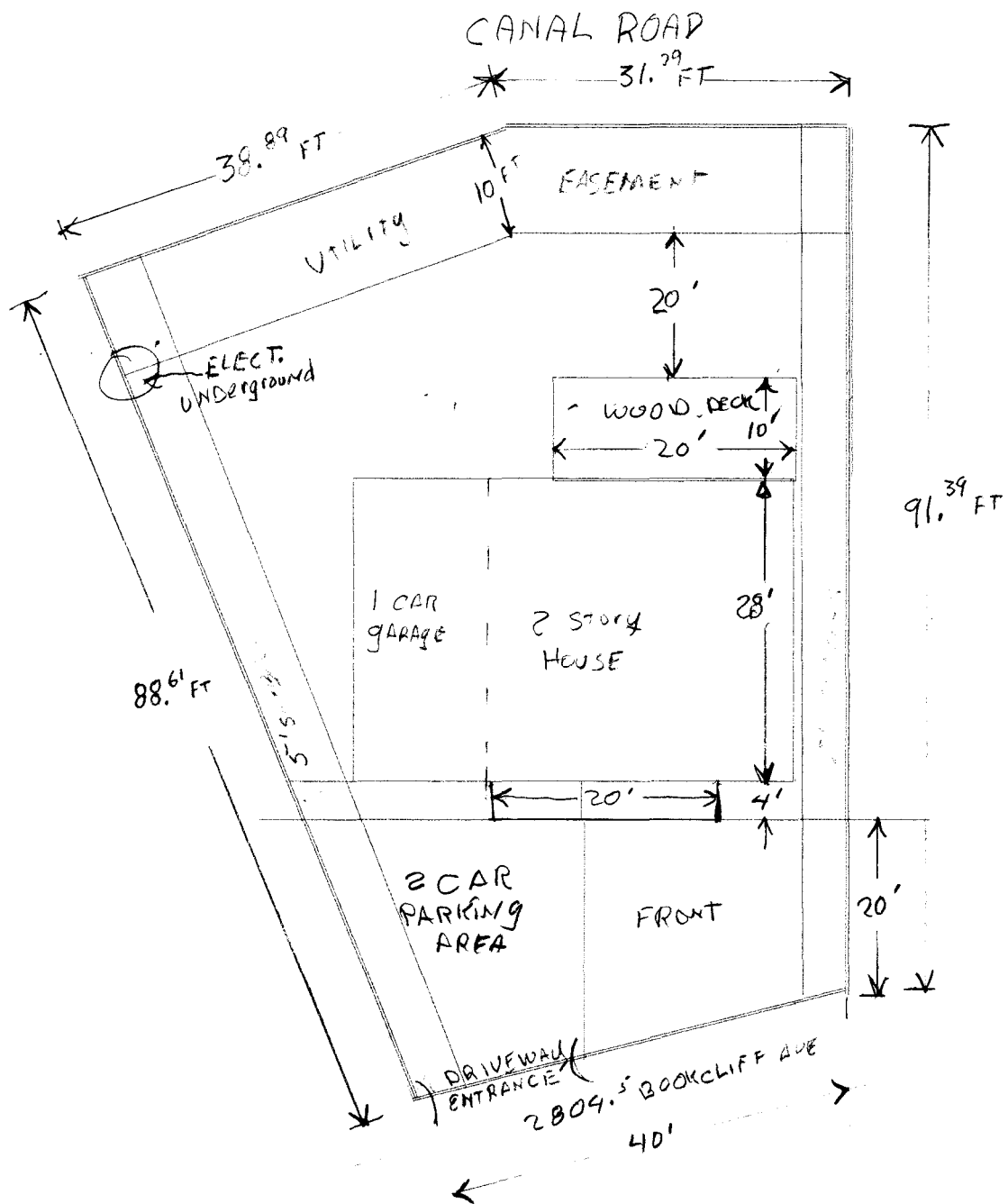
Department Approval Antonio Costello Date 7-1-98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11426

Utility Accounting [Signature] Date 7/1/98

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)



ACCEPTED SLC 11-1-98
 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.

TRAVENAY LOCATED
 OK.
 A. Asilbrook 7/1/98
 (curb cut existing)