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BLDG PERMIT NO. 69862

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

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BLDG ADDRESS 402 Bookcliff Dr. TAX SCHEDULE NO. 2945-112-10-007

SUBDIVISION City-Bookcliff HTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 864

FILING BLK 2 LOT back lot of #6 SQ. FT. OF EXISTING BLDG(S) 1040

(1) OWNER BOB NYSTROM NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS \_\_\_\_\_ NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE \_\_\_\_\_ USE OF EXISTING BLDGS None

(2) APPLICANT C.C.M. ENT. INC. (2) ADDRESS 556 S WESTGATE DR. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 248-0095 exterior expansion of bedrooms, etc.

**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 35%

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

Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 4 TRAFFIC 25 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 [Signature] Date 4-15-99

Department Approval [Signature] Date 4-15-99

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

Utility Accounting [Signature] Date 4/15/99

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 4-15-99  
ANY CHANGE OF SETBACKS TO BE  
APPROVED BY THE CITY ENGINEER  
AND THE CITY PLANNING DEPARTMENT  
BEFORE ANY CONSTRUCTION BEGINS  
AND TO IDENTIFY EASEMENTS  
AND PROPERTY LINES.

EXISTING  
ADDITIONS

