

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 69675 - bedroom expansion
69674 - garage

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

9

BLDG ADDRESS 406 Bookcliff TAX SCHEDULE NO. 2945-113-10-006
 SUBDIVISION City-Bookcliff Hts. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 780
 FILING BLK 2 LOT Front of Lot 6 SQ. FT. OF EXISTING BLDG(S) 1326
 (1) OWNER John Overstiner NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Q.C.M. Ent. Inc. USE OF EXISTING BLDGS Single Fam. Res.
 (2) ADDRESS 556 S. Westgate Dr. DESCRIPTION OF WORK AND INTENDED USE: Extend
 (2) TELEPHONE 248-0035 Bedrooms + Add 1 Bath
1 New garage - drive existing

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 3576
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 25' from PL
 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 SLIC 4-15-99
ALL CHANGES OF SETBACKS SHALL BE
APPROVED BY THE CITY ENGINEER AND
DEPT. OF PUBLIC WORKS. THE ENGINEER
IS RESPONSIBLE TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

EXISTING
ADDITIONS

