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BLDG PERMIT NO. 69731

GP

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

BLDG ADDRESS 402 Bookcliff Dr TAX SCHEDULE NO. 2945-112-10-007
 SUBDIVISION Bookcliff Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) 24x30
 (1) OWNER John L. Overshiner NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 402 Bookcliff Dr.
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT C.C.M. Enterprises USE OF EXISTING BLDGS Single fam res.
 (2) ADDRESS 566 S. Westgate Dr DESCRIPTION OF WORK AND INTENDED USE: Build
 (2) TELEPHONE 948-0095 GARDEN STEP ON REAR

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 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 3' to eave from PL Rear 10' from PL
 Maximum Height _____ CENSUS 4 TRAFFIC 25 ANNX# _____

Accessory Structure

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 4-21-99
 Department Approval [Signature] Date 4-21-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 42051-7510 TR 89474

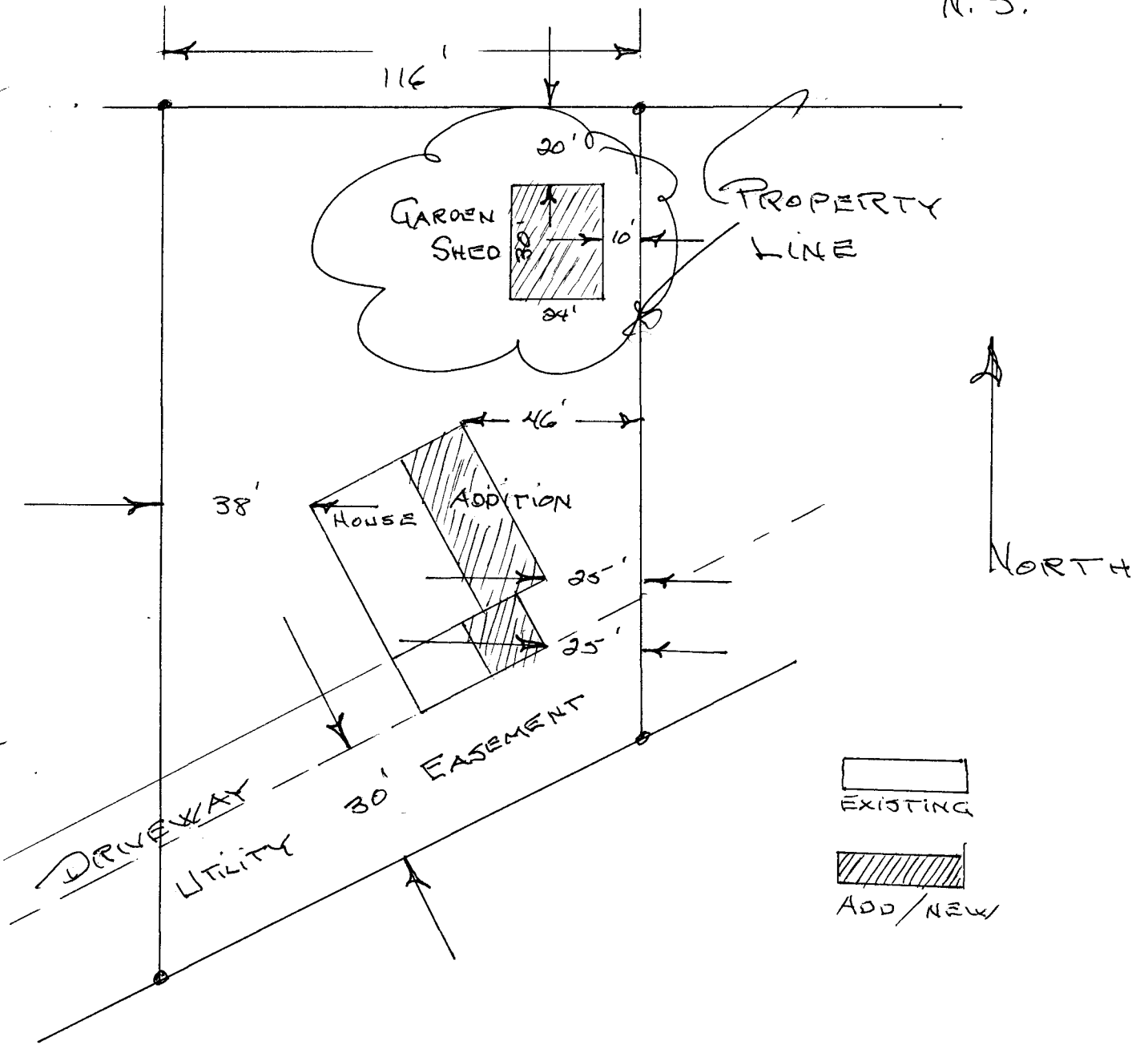
Utility Accounting [Signature] Date 4-21-99

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)

SITE PLAN

N. S.



402 BOOKLIFE AVE.

TAX SCHEDULE # 2945-112-10-007

ACCEPTED *Ronnie* 4/21/99
ANY CHANGES OR SETBACKS
SHOULD BE MADE TO THE
DRAWING AT THE OWNER'S
RISK. THE ENGINEER IS NOT
RESPONSIBLE FOR PROPERLY
LOCATING AND IDENTIFYING EASEMENTS
AND PROPERTY LINES.