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BLDG PERMIT NO. 68913

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2804 1/2 Bookcliff Ave TAX SCHEDULE NO. 2943-072-24-004
SUBDIVISION North Star SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8x14'
FILING BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) 26x36
(1) OWNER Donald S. Rice NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2804 1/2 Bookcliff Ave
(1) TELEPHONE (970) 241-9724 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT _____ USE OF EXISTING BLDGS home
(2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ enclose existing patio

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 R8F-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 _____
Side 5' from PL Rear 15' from PL Special Conditions _____
Maximum Height 32' CENSUS 6 TRAFFIC 28 ANNEX# _____

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 Donald S. Rice Date 2-26-99
Department Approval Ronnie Edwards Date 2-26-99

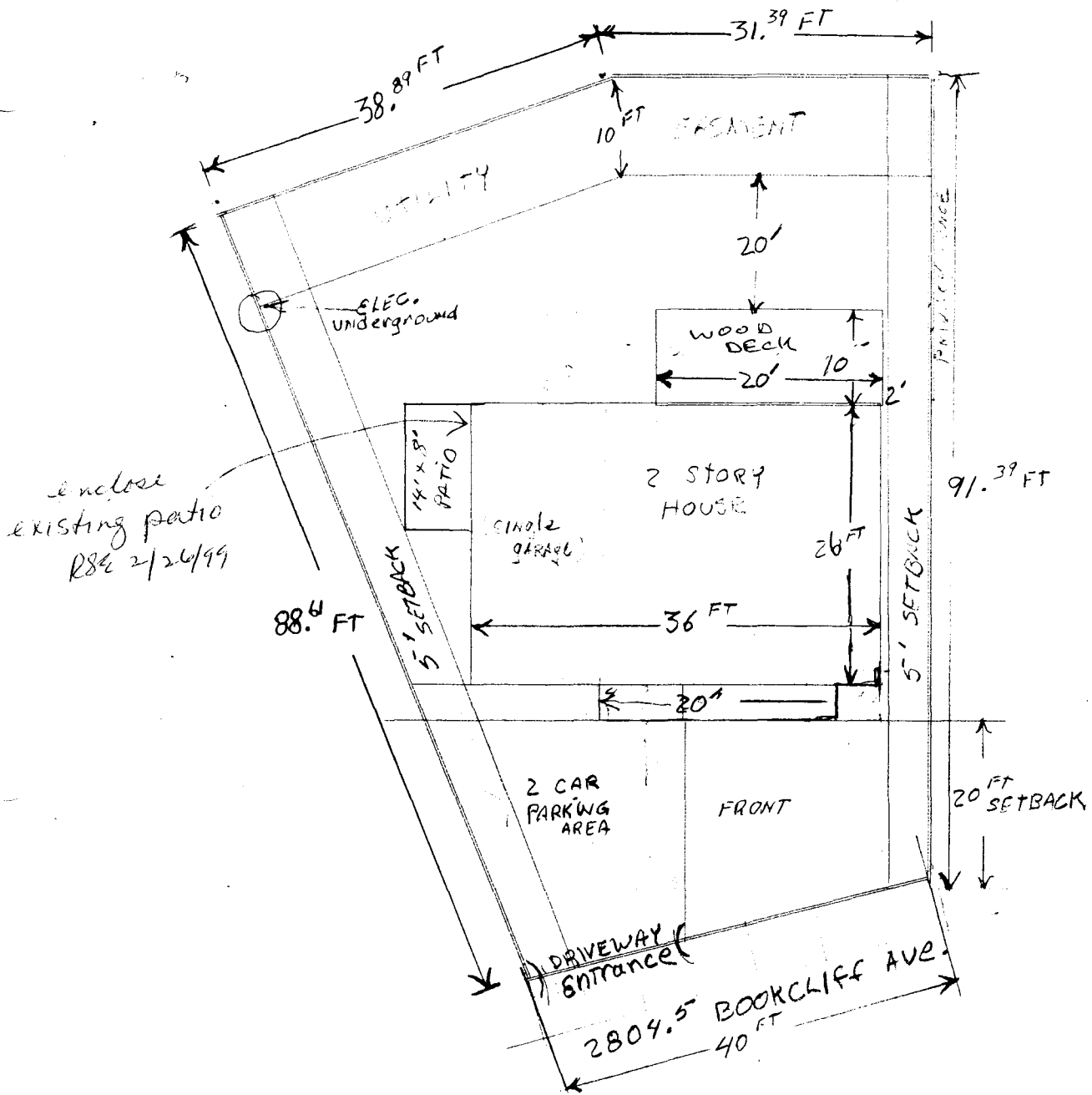
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 37982-24396TR 88754

Utility Accounting Rubens Date 2-26-99

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)

CANAL ROAD



enclose existing patio R82 2/26/99

ACCEPTED *Tommi* 2/26/99
 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.

TERMINUS LOCATION

OK.

W. Ashbeck 2/1/98

(curb cut existing)