

FEE \$	10.00
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 71170

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

*EX*

BLDG ADDRESS 2926 Bodwelliff Ct TAX SCHEDULE NO. 2943-082-32-008  
 SUBDIVISION New SQ. FT. OF PROPOSED BLDG(S)/ADDITION 360  
 FILING BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) 1504 + Garage  
 (1) OWNER WALTER OBRUCHTA NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2926 Bodwelliff Ct.  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT PAT Withers USE OF EXISTING BLDGS STORAGE  
 (2) ADDRESS 745 W. Wilshire Ct DESCRIPTION OF WORK AND INTENDED USE: Storage  
 (2) TELEPHONE 241-2049-241-2100

**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 PR-3 New Beginnings Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 25' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height accessory rear - 5' or esmt.  
width side - 5' or esmt. width CENSUS 10 TRAFFIC 45 ANNX# \_\_\_\_\_

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).

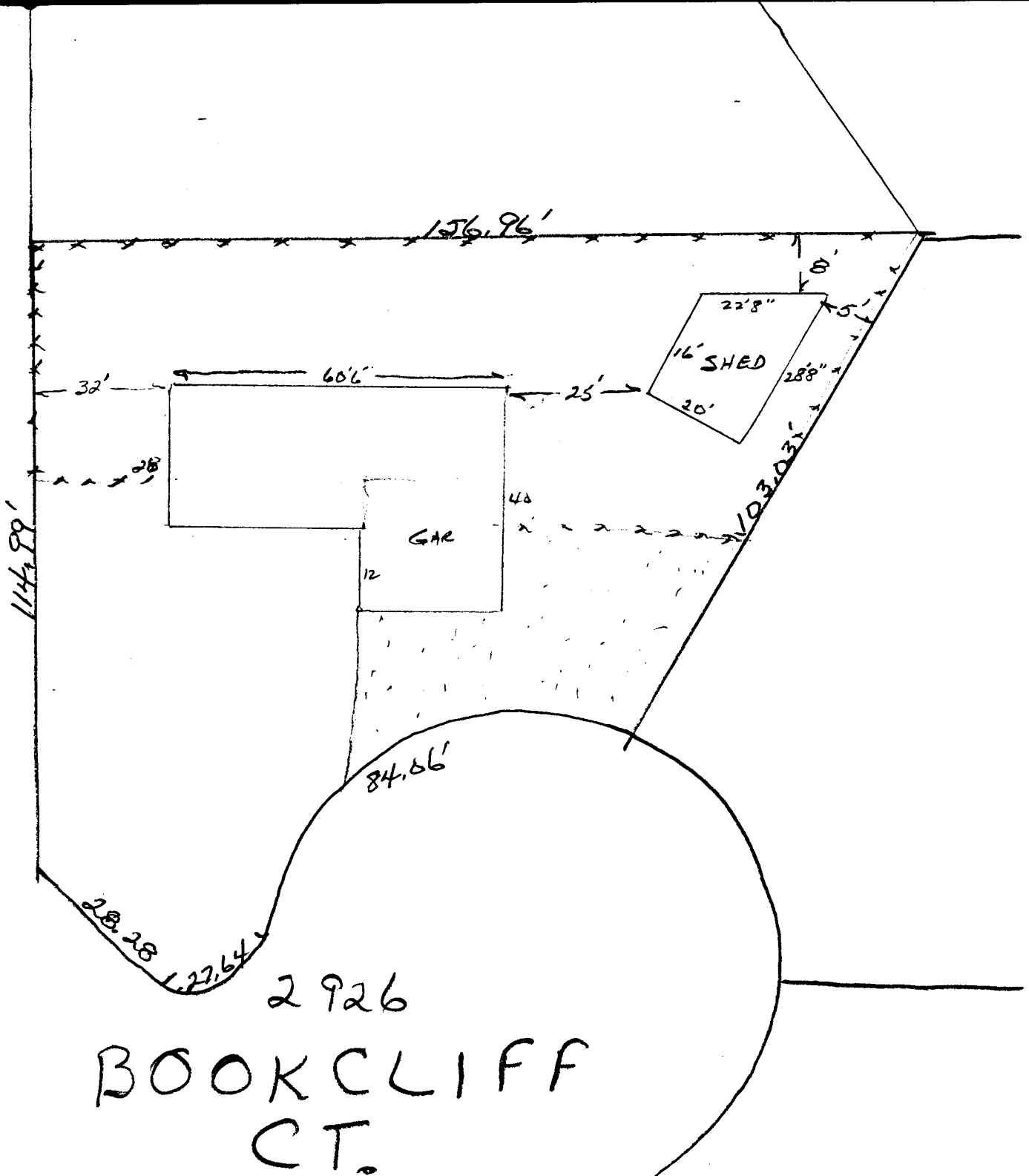
Applicant Signature [Signature] Date 7-9-99  
 Department Approval [Signature] Date 7/9/99

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

Utility Accounting [Signature] Date 7-12-99

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)



2943-082-32-008

2926  
BOOKCLIFF  
CT.

7/9/99  
ACCEPTED *M. Stemberow*  
ANY DISPUTES TO BE  
RESOLVED BY THE CLAIMING  
PARTY OR BY COURT'S  
DECISION AS TO PROPERTY  
RIGHTS, EASEMENTS  
AND PROPERTY LINES.