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

BLDG PERMIT NO. 75587



EX

Your Bridge to a Better Community

BLDG ADDRESS 1160 Bookcliff Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 0

TAX SCHEDULE NO. 2945-111-00-016 SQ. FT. OF EXISTING BLDGS 1000+-

SUBDIVISION - TOTAL SQ. FT. OF EXISTING & PROPOSED N.A.

FILING - BLK - LOT - NO. OF DWELLING UNITS:
 Before: 1 After: 0 this Construction

(1) OWNER KENT C. EVANS NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 0 this Construction

(1) ADDRESS P.O. Box 1307 G.J. USE OF EXISTING BUILDINGS RES

(1) TELEPHONE 243-9428 DESCRIPTION OF WORK & INTENDED USE demo

(2) APPLICANT KEYSTONE CUSTOM BLDG. TYPE OF HOME PROPOSED: N.A.
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS P.O. Box 1307 G.J.

(2) TELEPHONE 243-9428

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 B-1 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Permanent Foundation Required: YES _____ NO _____

Side per from PL, Rear new from PL
 Parking Req'mt: per site plan review

Maximum Height _____ Special Conditions future development not

CENSUS 5 TRAFFIC 27 ANNEX# _____

DEMO ONLY -

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 Kent C. Evans Date 6-14-2K

Department Approval Bonnie Edwards Date 6-14-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>blank</u>	Date	<u>6/14/00</u>

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)