

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

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

BLDG PERMIT NO. 76268



Your Bridge to a Better Community

BLDG ADDRESS 2971 Bookcliff Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 160

TAX SCHEDULE NO. 2943-081-25-002 SQ. FT. OF EXISTING BLDGS 1200

SUBDIVISION Cody TOTAL SQ. FT. OF EXISTING & PROPOSED 1360

FILING 1 BLK 1 LOT 2

(1) OWNER Michael R. Simmons

(1) ADDRESS 2971 Bookcliff Ave

(1) TELEPHONE 257-0984

(2) APPLICANT Michael R. Simmons

(2) ADDRESS 2971 Bookcliff Ave

(2) TELEPHONE 257-0984

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

USE OF EXISTING BUILDINGS Home

DESCRIPTION OF WORK & INTENDED USE Room Addition / Dining

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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 PD

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' 15' btwn buildings from PL, Rear 10' from PL

Maximum Height \_\_\_\_\_

Maximum coverage of lot by structures -

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Parking Req'mt -

Special Conditions ACCO approval req'd

CENSUS 11 TRAFFIC 51 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 Michael R. Simmons Date 8/7/00

Department Approval C. Faye Mason Date 8/7/00

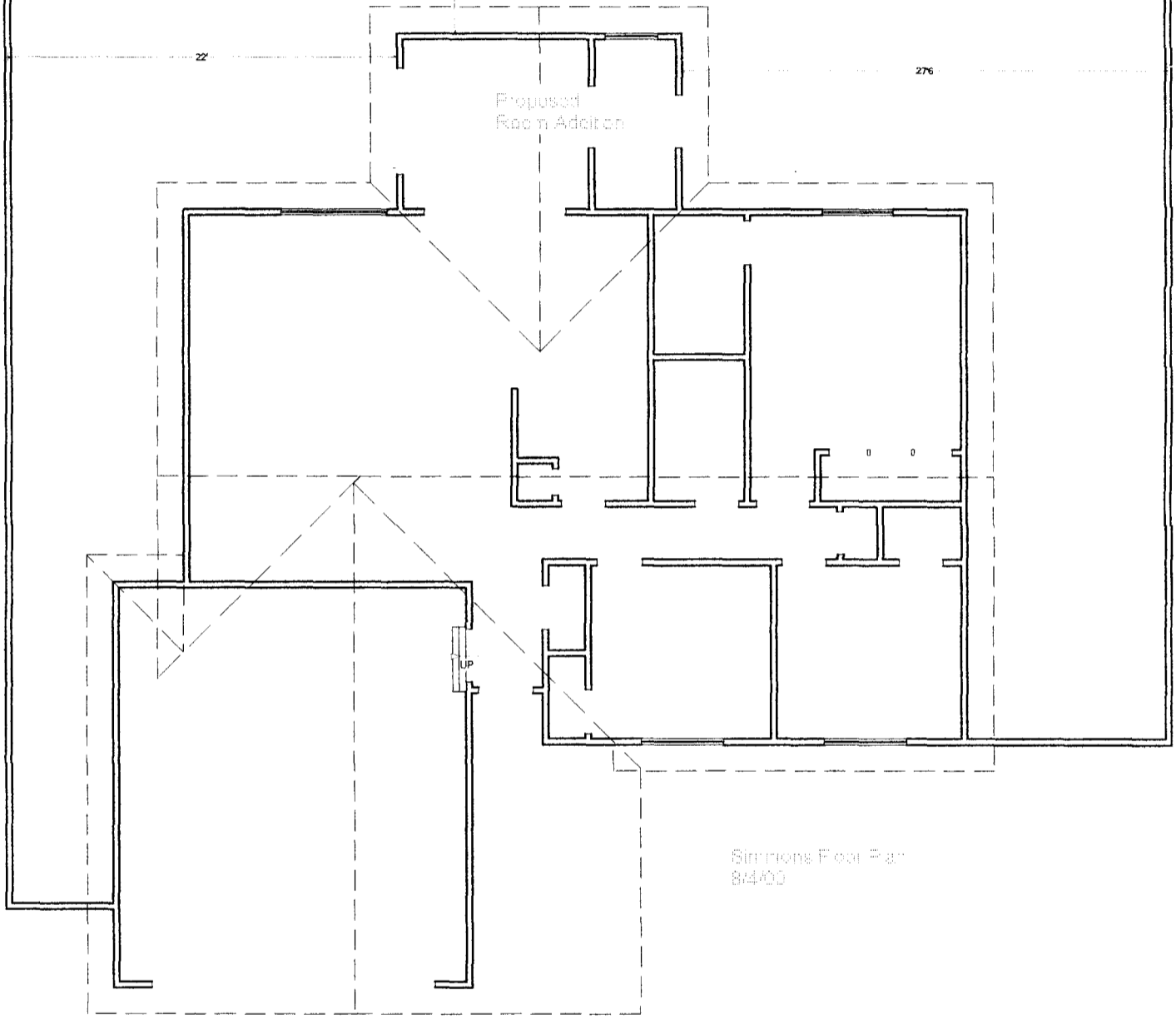
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO NO W/O No. \_\_\_\_\_

Utility Accounting Debi Deubelt Date 8/10/00

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)

8-7-00  
ACCEPTED *Layne Nelson*  
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.



2971 Bookcliff Ave