

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

50068-7639

BLDG ADDRESS 1251 Book Cliff SQ. FT. OF PROPOSED BLDGS/ADDITION N/A

TAX SCHEDULE NO. 2545 122 00/29 SQ. FT. OF EXISTING BLDGS N/A
2945 122 60/31

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED N/A

FILING _____ BLK _____ LOT _____

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

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

(1) OWNER Carrier Allen

(1) ADDRESS _____

(1) TELEPHONE _____

USE OF EXISTING BUILDINGS apt. building

(2) APPLICANT Hubbards

DESCRIPTION OF WORK & INTENDED USE Ranch Archway Entry

(2) ADDRESS 3069 E. Rd 6, J. 81504

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

(2) TELEPHONE 970-234-2655

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 RMF-24 Maximum coverage of lot by structures 80%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt N/A

Maximum Height 35' Special Conditions Entry Feature over 6'

CENSUS _____ TRAFFIC _____ ANN# _____

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).

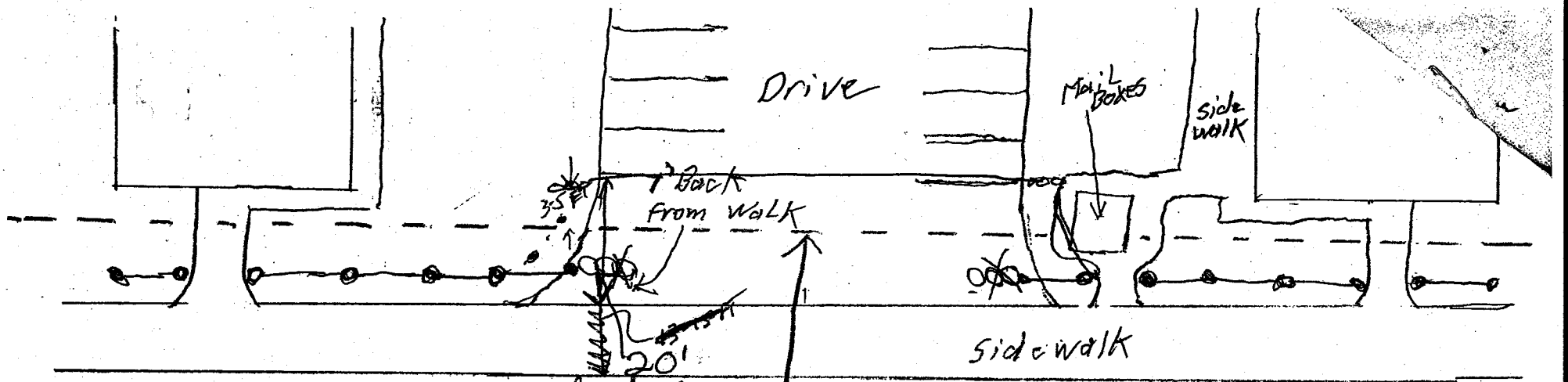
Applicant Signature [Signature] Date _____

Department Approval [Signature] Date 2/11/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Entryway</u>
Utility Accounting <u>[Signature]</u>		Date	<u>2-11-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

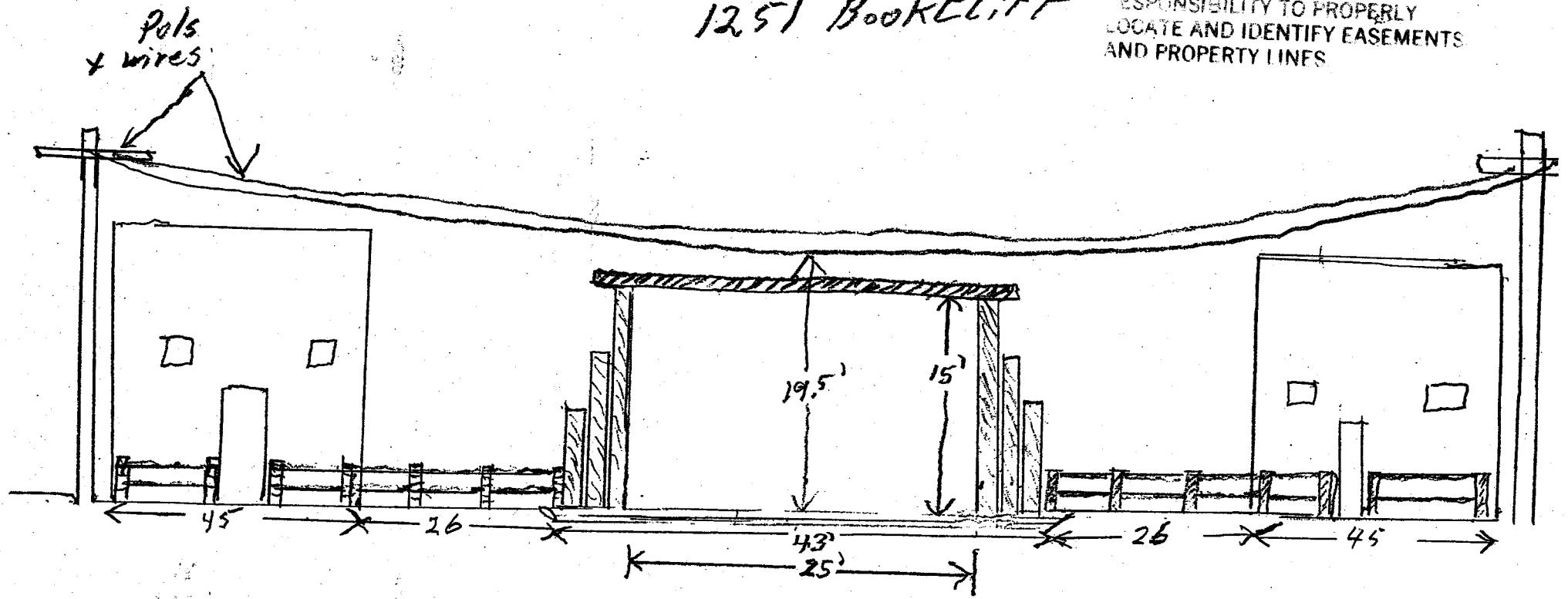


Back from Walk
 35'
 20'
 back from front property line Pole Wires line 5' Back from Walk

2/11/02

ACCEPTED C. Gaye 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

1251 BOOKELIFF



Pole & wires

45'

26'

19.5'

15'

43'

25'

26'

45'