

FEE \$	10.00
TCP \$	1
SIF \$	1

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

BLDG PERMIT NO. 45386



Your Bridge to a Better Community

BLDG ADDRESS 2552 Bookcliff SQ. FT. OF PROPOSED BLDGS/ADDITION House 750^{sq} Garage 450^{sq}

TAX SCHEDULE NO. 8945-121-09-008 SQ. FT. OF EXISTING BLDGS 800^{sq}

SUBDIVISION KSL TOTAL SQ. FT. OF EXISTING & PROPOSED 2000^{sq}

FILING - BLK 2 LOT 13 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Bryan Charlesworth NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2552 Bookcliff USE OF EXISTING BUILDINGS Residential

(1) TELEPHONE 241-8474 DESCRIPTION OF WORK & INTENDED USE Add on

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

(2) ADDRESS 2333 Sundial

(2) TELEPHONE 850-0723

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 Maximum coverage of lot by structures _____

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 _____ from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

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 [Signature] Date 1-25-02

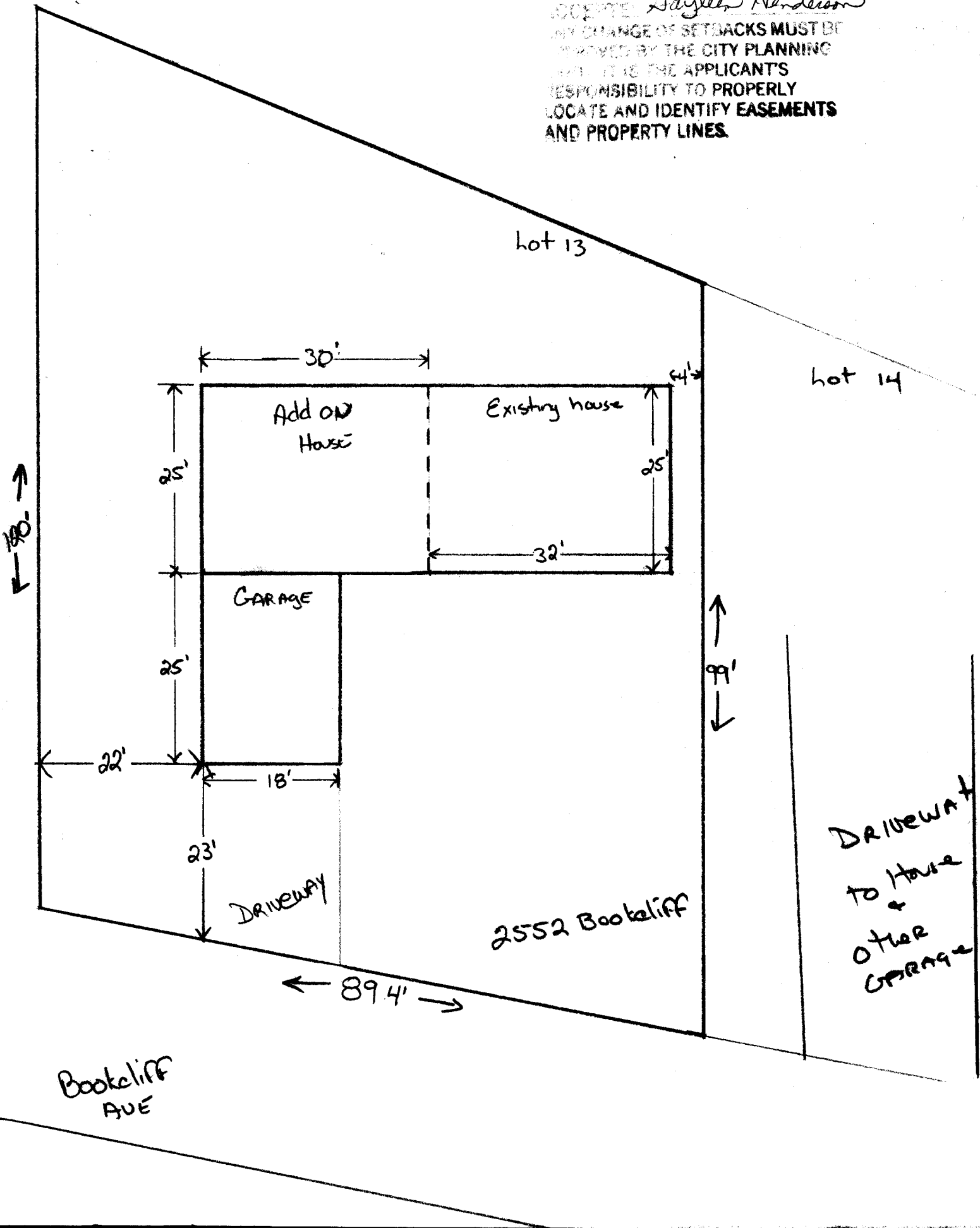
Department Approval Daylen Henderson Date 1-25-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Bensley</u>	Date <u>1/25/01</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)

1-25-02
APPLICANT: *Dayle Henderson*
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.



Revised 2/19/02
C. Taylor/Halse

1-25-02
ACCEPTED (Dayle Henderson)
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