

FEE \$ <u>10.00</u>
TCP \$

BLDG PERMIT NO. <u>87542</u>

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2692 6 1/2 Rd TAX SCHEDULE NO. 2701-351-37-015
 SUBDIVISION COUNTRY CLUB ESTATES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 400
 FILING _____ BLK 3 LOT 15 SQ. FT. OF EXISTING BLDG(S) 2200
 (1) OWNER BOB BOOKMAN NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2692 6 1/2 Rd. G.J.
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT STEVE EBERHARDT USE OF EXISTING BLDGS RESIDENCE
 (2) ADDRESS 2332 K. Rd. G.J. DESCRIPTION OF WORK AND INTENDED USE: 1 ROOM
 (2) TELEPHONE 260-0944 ADDITION FOR RECREATION

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

DEC 17 2002

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-2 Maximum coverage of lot by structures TB 30%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 35'
 CENSUS TRACT _____ TRAFFIC ZONE _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Steve Eberhardt Date 12/9/02
 Department Approval Wishu Magon Date 12/17/02

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

Utility Accounting C. Bensley Date 12/17/02

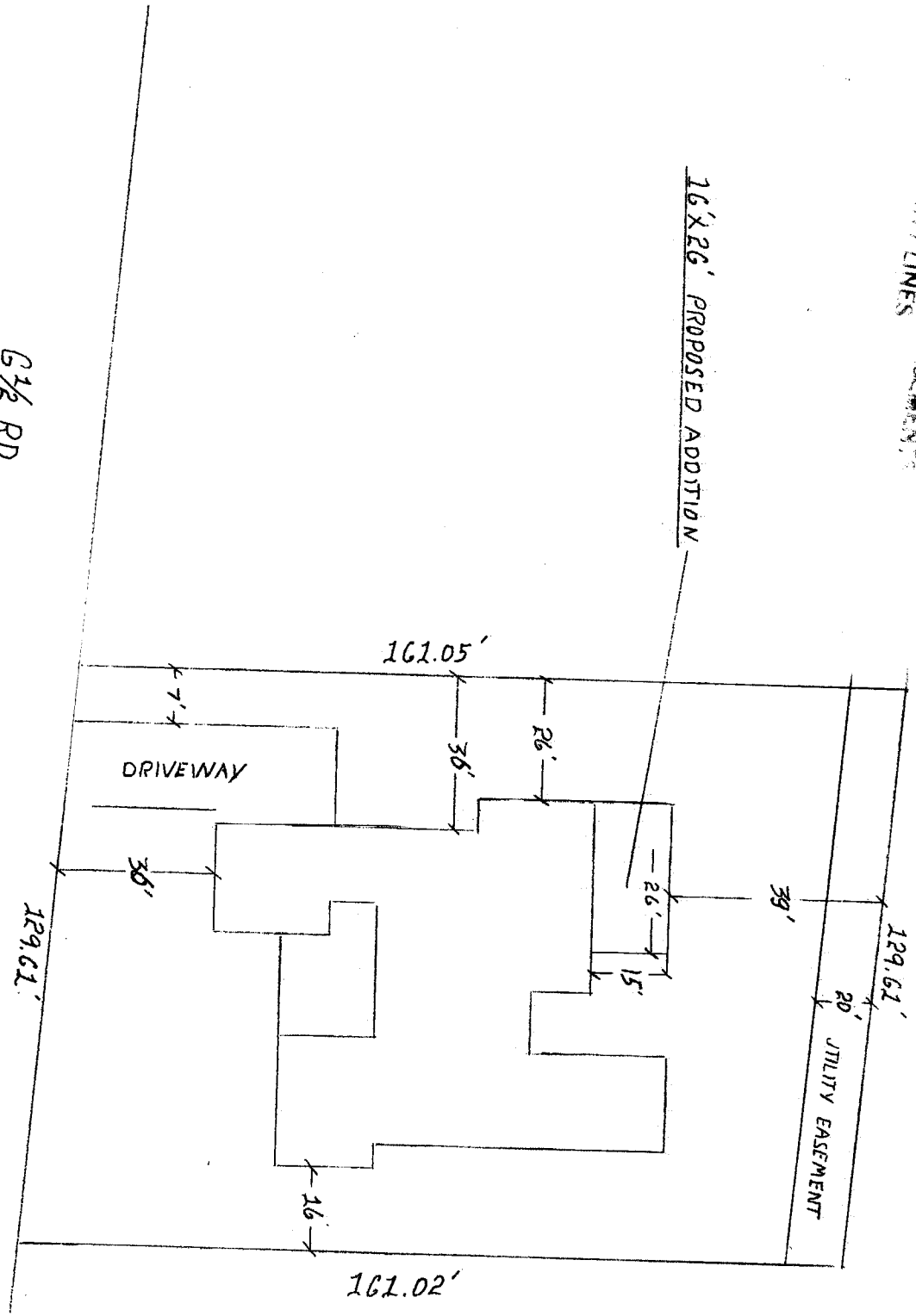
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PLOT PLAN

BODKMAN RESIDENCE ADDITION
2692 G 1/2 RD

APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

Christie McNeal
12/17/02



G 1/2 RD