

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 665 E Cliff Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 504

TAX SCHEDULE NO. 29 45-612-03-009 SQ. FT. OF EXISTING BLDGS 1350

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

(1) OWNER Jim Robbins

(1) ADDRESS \_\_\_\_\_

(1) TELEPHONE \_\_\_\_\_

(2) APPLICANT Camelot Builders

(2) ADDRESS 2435 Santa Rosa

(2) TELEPHONE 234-3091

NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

USE OF EXISTING BUILDINGS Residential

DESCRIPTION OF WORK & INTENDED USE Addition

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 RSF-4

Maximum coverage of lot by structures 50%

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

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

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions \_\_\_\_\_

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 8-30-02

Department Approval [Signature]

Date 8/30/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>_____</u>	W/O No. <u>No chg in used</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/30/02</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)

# MESA COUNTY SINGLE FAMILY RESIDENTIAL SITE PLAN PLANNING CLEARANCE

Date Received 8/26 Received by va Date Approved \_\_\_\_\_ Approved By \_\_\_\_\_

**Ⓜ Please complete BOTH front and back portions of this form Ⓜ**

Owner of Property: Jim Robbins Day Time Phone \_\_\_\_\_

Applicants Name: Camelot Builders Day Time Phone 234-3091

Property Address: 665 Eastcliff Dr.

Tax Schedule Number: 2945-012-03-009 (Obtain from Assessor 244-1610)

Proposed New Construction: Addition

New Driveway: Yes \_\_\_ No X (Applicant must obtain driveway permit from Engineering)

Maximum Height of Proposed Structure: 18'

Impervious Surface (Sq. Ft.): 500 (Paved area and footprint of all buildings, including new buildings)

Gross Floor Area of all Buildings: 1854

Parcel Size: \_\_\_\_\_

For Mobile Homes Only: HUD Mobile Home Number: \_\_\_\_\_ (3 Letters - 6 Numbers).

**By Signing Below, the Applicant Accepts the Responsibility For:**

- ◆ Locating and Identifying all easements, property lines, existing and proposed structures.
- ◆ Having any change of setbacks approved in writing by the Planning and Development Department.

**A \$10.00 fee will be collected by the Building Department with the Building Permit fees.**

Applicant Signature:  Date: 8-26-02

**-OFFICE USE ONLY-**

Planning File #: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Zone: \_\_\_\_\_ Zoning History: \_\_\_\_\_

Setbacks Street \_\_\_\_\_ / \_\_\_\_\_ / S \_\_\_\_\_ / \_\_\_\_\_ R \_\_\_\_\_ / \_\_\_\_\_

Floodplain Permit: Yes # \_\_\_\_\_ No \_\_\_\_\_ Driveway Permit: Yes \_\_\_\_\_ No \_\_\_\_\_

Building Envelope: Yes \_\_\_\_\_ No \_\_\_\_\_ Lot Coverage (sq.ft.) \_\_\_\_\_ Floor Area Ratio (sq.ft.) \_\_\_\_\_

School Land Dedication Fee: NA \_\_\_\_\_ Exempt \_\_\_\_\_ Amount Paid \$ \_\_\_\_\_ Ck #: \_\_\_\_\_

Comments / Special Conditions: \_\_\_\_\_

**In the Space Below Please Neatly Draw a Site Plan Showing the Following:**

**NO ATTACHMENTS WILL BE ACCEPTED.**

1. An outline of the property lines with dimensions. .... [
2. An outline of the proposed structure with dotted lines and dimensions of the proposed structure..... [
3. The distance from the proposed structure to the front, rear and side property lines (setbacks). .... [
4. All easements and rights-of-way on the property. .... [
5. All existing structures on the property. .... [
6. All streets adjacent to the property and street names..... [
7. All existing and proposed driveways. .... [
8. Location of existing and/or proposed parking and number of spaces..... [
9. Location of streams and/or drainages..... [

**Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.**

↑ North

8/30/02

C. Taylor Brown

**ACCEPTED**  
**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**

