

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

14746-9311

BLDG ADDRESS 653 KASTLUFF DR SQ. FT. OF PROPOSED BLDGS/ADDITION 290

TAX SCHEDULE NO. 2945-012-05-005 SQ. FT. OF EXISTING BLDGS 1936

SUBDIVISION ONAN TOTAL SQ. FT. OF EXISTING & PROPOSED 2226

FILING \_\_\_\_\_ BLK 5 LOT 5 NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction

(1) OWNER KEVIN WHITT NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 1 this Construction

(1) ADDRESS 653 KASTLUFF DR USE OF EXISTING BUILDINGS HOUSE

(1) TELEPHONE 970-245-3885 DESCRIPTION OF WORK & INTENDED USE CONVERTING PATIO INTO KITCHEN ADDITION

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

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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) Permanent Foundation Required: YES X NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Kevin R. Whitt Date 12/2/03

Department Approval C. Fay Hall Date 12/2/03

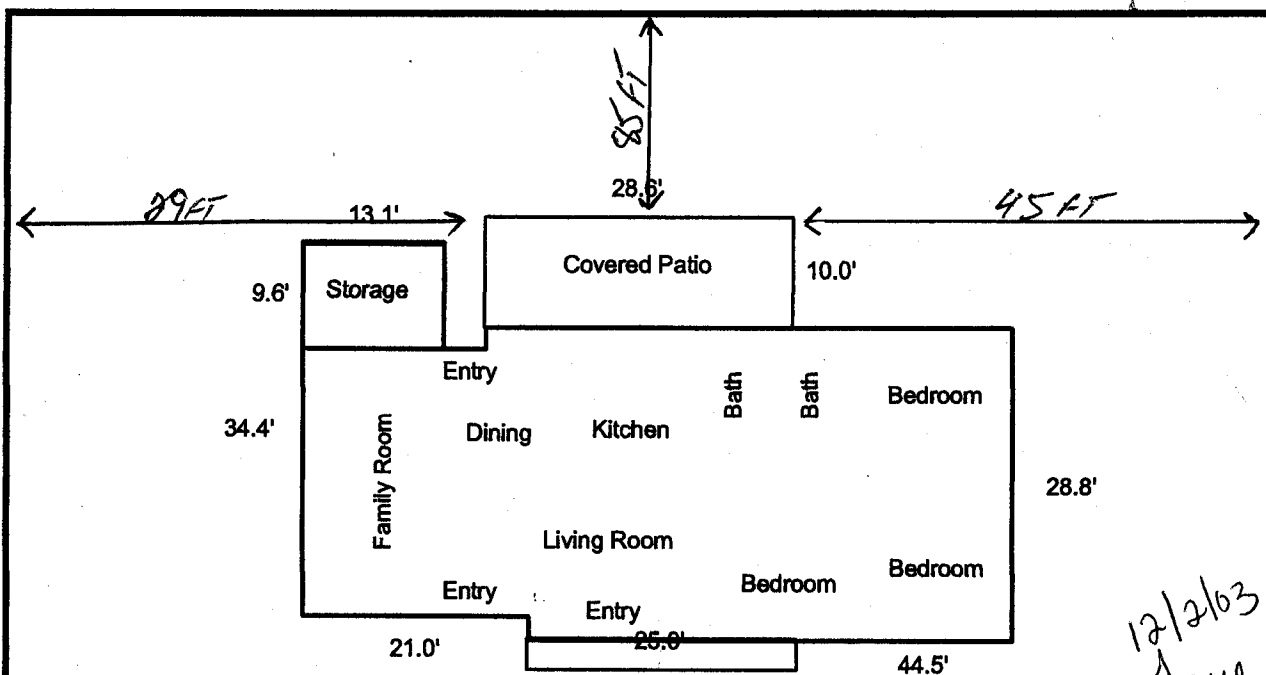
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>interior only</u>
Utility Accounting <u>0</u>		Date <u>12-2-03</u>	

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)

### Building Sketch

Borrower/Client Whitt, Kevin & Linda			
Property Address 653 Eastcliff Dr.			
City Grand Junction	County Mesa	State CO	Zip Code 81506
Lender Wallick & Volk			



12/2/03  
 ACCEPTED *P. J. Hall*  
 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.

*Eastcliff Dr.*

#### SKETCH CALCULATIONS

	<p>A1 : 48.6 x 2.0 = 97.2</p> <p>A2 : 13.1 x 9.6 = 125.8</p> <p>A3 : 65.5 x 24.8 = 1624.4</p> <p>A4 : 44.5 x 2.0 = 89.0</p> <p><b>First Floor 1936.4</b></p>
	<p>A5 : 13.1 x 9.6 = 125.8</p> <p><b>Storage 125.8</b></p>
<p><b>Total Living Area 1810.6</b></p>	
	<p>A6 : 25.0 x 3.0 = 75.0</p> <p><b>Porch 75.0</b></p>
<p><b>Total Porch Area 75.0</b></p>	