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

BLDG PERMIT NO. 88320



Your Bridge to a Better Community

BLDG ADDRESS 654 EAST CLIFF DR SQ. FT. OF PROPOSED BLDGS/ADDITION 552 sq ft
 TAX SCHEDULE NO. 2945-012-06002 SQ. FT. OF EXISTING BLDGS 1450 House 972 D'Garage
 SUBDIVISION ONAN - TOTAL SQ. FT. OF EXISTING & PROPOSED 2974
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) OWNER Rex BARBUE
 (1) ADDRESS 654 EAST CLIFF USE OF EXISTING BUILDINGS Residence + Garage
 (1) TELEPHONE 250-7251 DESCRIPTION OF WORK & INTENDED USE 552 Bedroom + Bath addition
 (2) APPLICANT TOLMAN BUILDERS TYPE OF HOME PROPOSED:
 (2) ADDRESS 2664 Paradise Drive Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 245-3166 or 261-4295 _____ 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) Permanent Foundation Required: YES _____ NO X
 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 _____ 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 John Tolman Date 2/26/03
 Department Approval Misha Magon Date 2/26/03

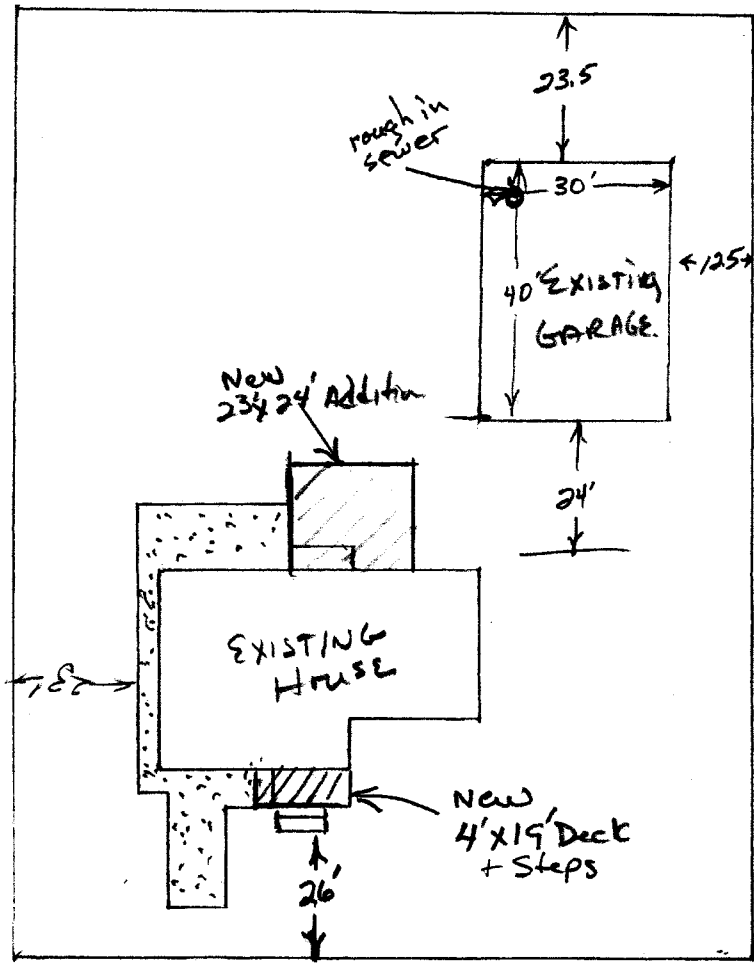
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>2/26/03</u>		

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)

654 East Cliff Drive

North ↑



- Set Backs -
- 1) 25' Front
 - 2) 7' side
 - 3) 20' BACK

ACCEPTED *Y. Ashu Rao* 2/22/03
 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.

East Cliff Drive