

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 90481



Your Bridge to a Better Community

703989292
 BLDG ADDRESS 656 Eastcliff Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 640
 TAX SCHEDULE NO 2945-012-06-003 SQ. FT. OF EXISTING BLDGS 400
 SUBDIVISION O'Nan TOTAL SQ. FT. OF EXISTING & PROPOSED 1040
 FILING _____ BLK 10 LOT 3 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Charles & Sue Bray NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 656 Eastcliff Drive USE OF EXISTING BUILDINGS Storage/Living Space
 (1) TELEPHONE 656-256-0533 DESCRIPTION OF WORK & INTENDED USE Work Space/Storage
 (2) APPLICANT Charles Bray TYPE OF HOME PROPOSED:
 (2) ADDRESS 656 Eastcliff Drive _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 256-0533 Other (please specify) Storage/Work Space

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'/25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 7'3' from PL, Rear 25'5' 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).

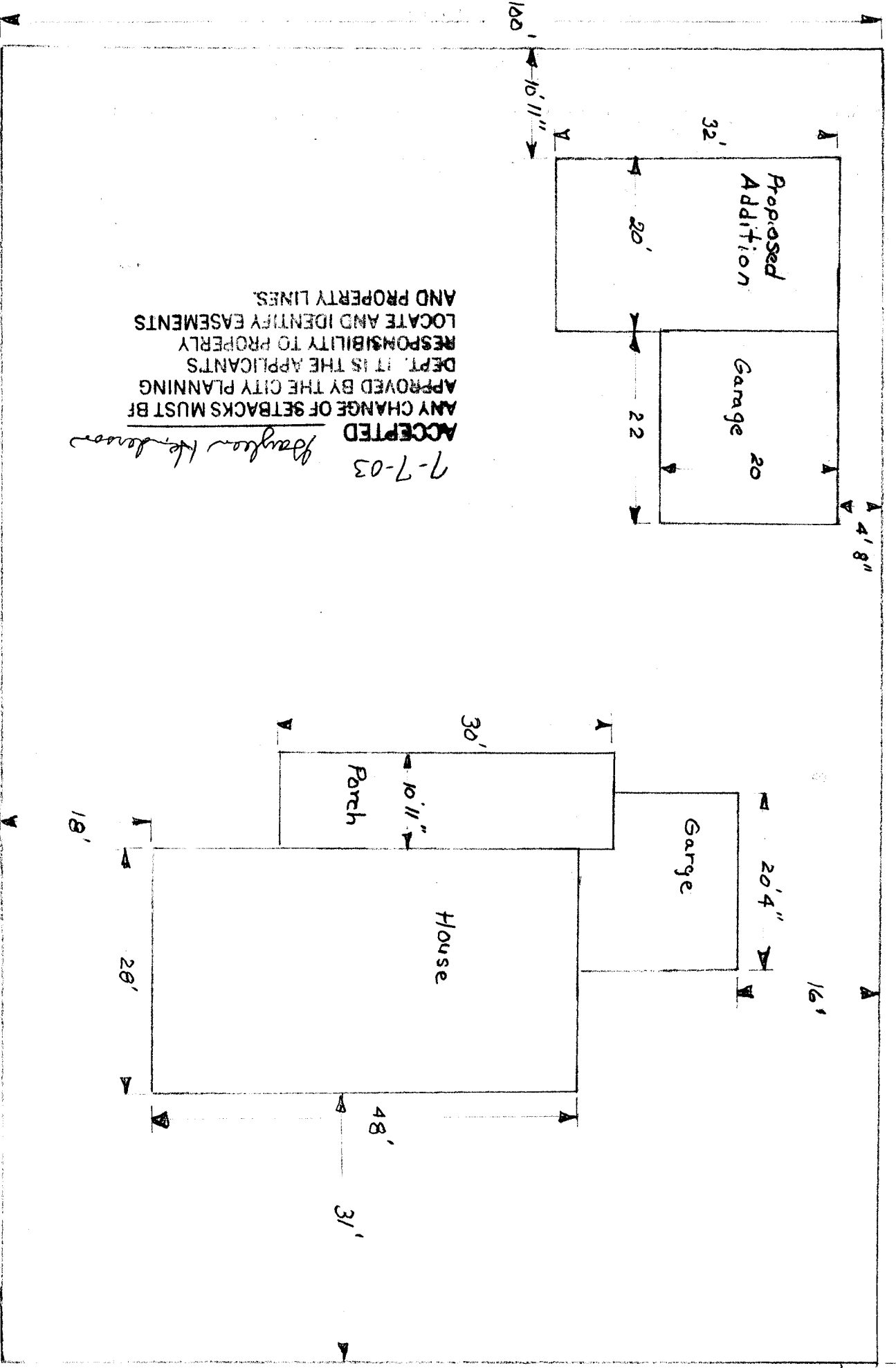
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Charles E. Bray Date 7-7-03
 Department Approval Bayleen Henderson Date 7-7-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Storage</u>
Utility Accounting	<u>O'Nanover</u>	Date	<u>7-7-03</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)



ACCEPTED
 7-7-03
Pauline Heister
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Submitted By:
 owners, Chuck & Sue Bray

Site Plan
 Block 6, Lot 3 of Non Subdivision
 656 Eastcliff Drive
 Grand Junction, CO 81506

Eastcliff Drive

5/25/03