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

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



Your Bridge to a Better Community

BLDG ADDRESS 555 BLUFF CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 528  
 TAX SCHEDULE NO. 2945-082-00-054 SQ. FT. OF EXISTING BLDGS 2400  
 SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 2928  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER HANK DRAKE NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 555 BLUFF CT. 8103 USE OF EXISTING BUILDINGS SINGLE FAMILY RES.  
 (1) TELEPHONE 242-4190 260-1452 DESCRIPTION OF WORK & INTENDED USE BED/BATH. ADD.  
 (2) APPLICANT OWNER TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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 X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt 2  
 Side 7' from PL, Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 35' CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNX# \_\_\_\_\_

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 Hank Drake Date 8-25-04  
 Department Approval Mishi Wagon Date 8-25-04

Additional water and/or sewer tap fee(s) are required: YES	NO	W/O No.
Utility Accounting <u>D Overholt</u>	Date <u>8/25/04</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

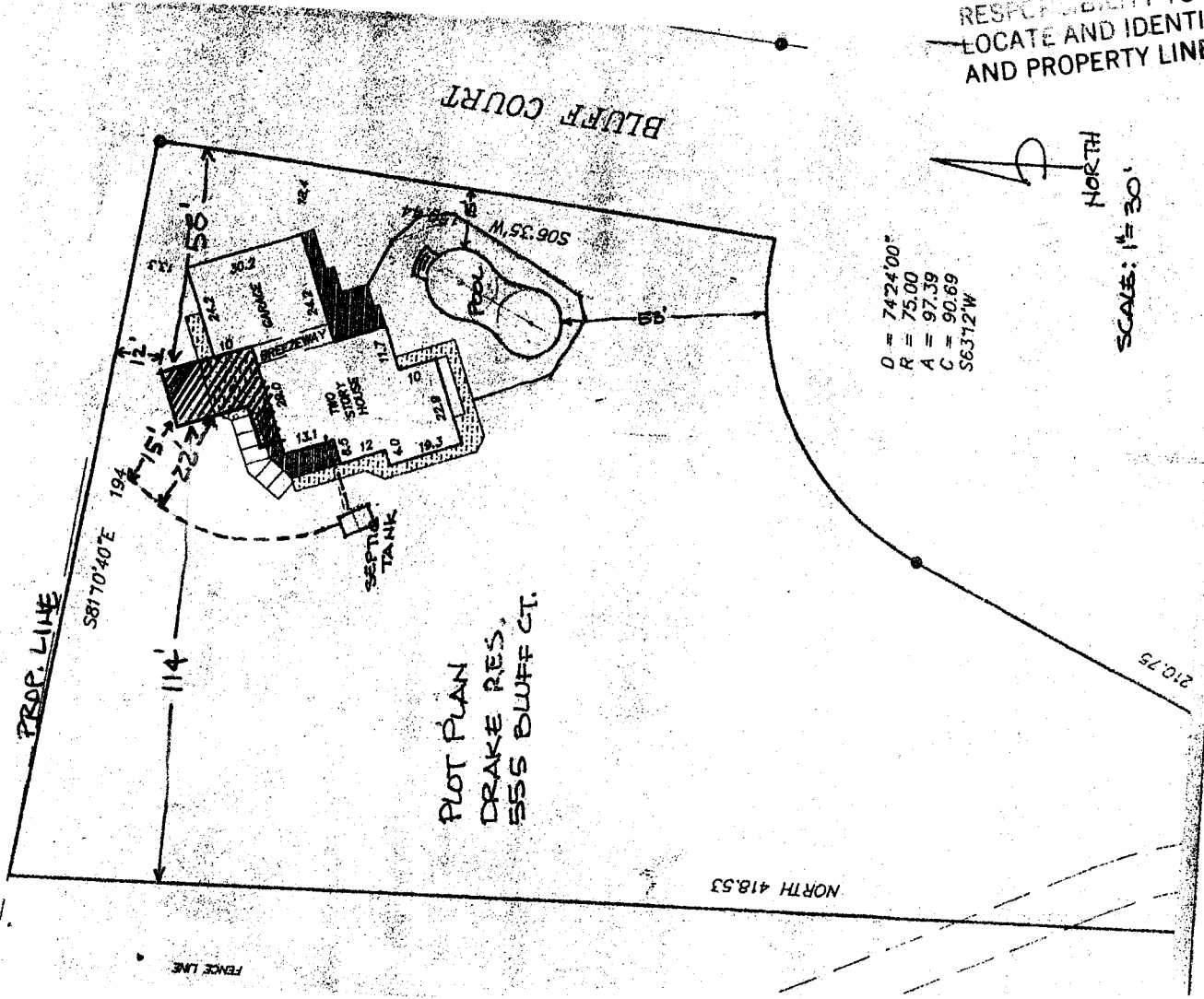
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DRAKE BEDROOM ADDITION  
555 BLUFF CT.

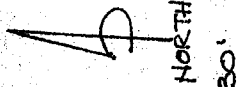
SITE PLAN

SCALE

APPROX. 1" = 50'



D = 7424'00"  
R = 75.00  
A = 97.39  
C = 90.69  
S6.312'W



SCALE: 1" = 30'

ACCEPTED *Alshi Aragon* 8/25/04  
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: