

FEE \$	10.00
TCP \$	4
SIF \$	0

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.



Building Address 44690-9508  
661 E. Cliff Dr.

No. of Existing Bldgs 1 Proposed 2

Parcel No. 2945-012-03-011

Sq. Ft. of Existing Bldgs 1646 Proposed 2256

Subdivision ONAN

Sq. Ft. of Lot / Parcel 11,925

Filing 1 Block 3 Lot 11

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 14% 19% proposed

**OWNER INFORMATION:**

Name Brian + Danette Bohl

**DESCRIPTION OF WORK & INTENDED USE:**

Address 661 E Cliff Dr

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

City / State / Zip Grand Jct, CO 81506

**\*TYPE OF HOME PROPOSED:**

**APPLICANT INFORMATION:**

Name Same as above

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): New garage

Address \_\_\_\_\_

City / State / Zip \_\_\_\_\_

NOTES: + remodel old garage into a living room.

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 25' from property line (PL)

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

Side 3' from PL Rear 5' (10' easement) from PL

Parking Requirement 2

Maximum Height of Structure(s) 35' (10' easement)

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

Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
(Engineer's Initials)

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 17 Feb 04

Department Approval C. Fay Hall Date 2/18/04

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No.

Utility Accounting [Signature] Date 2-18-04

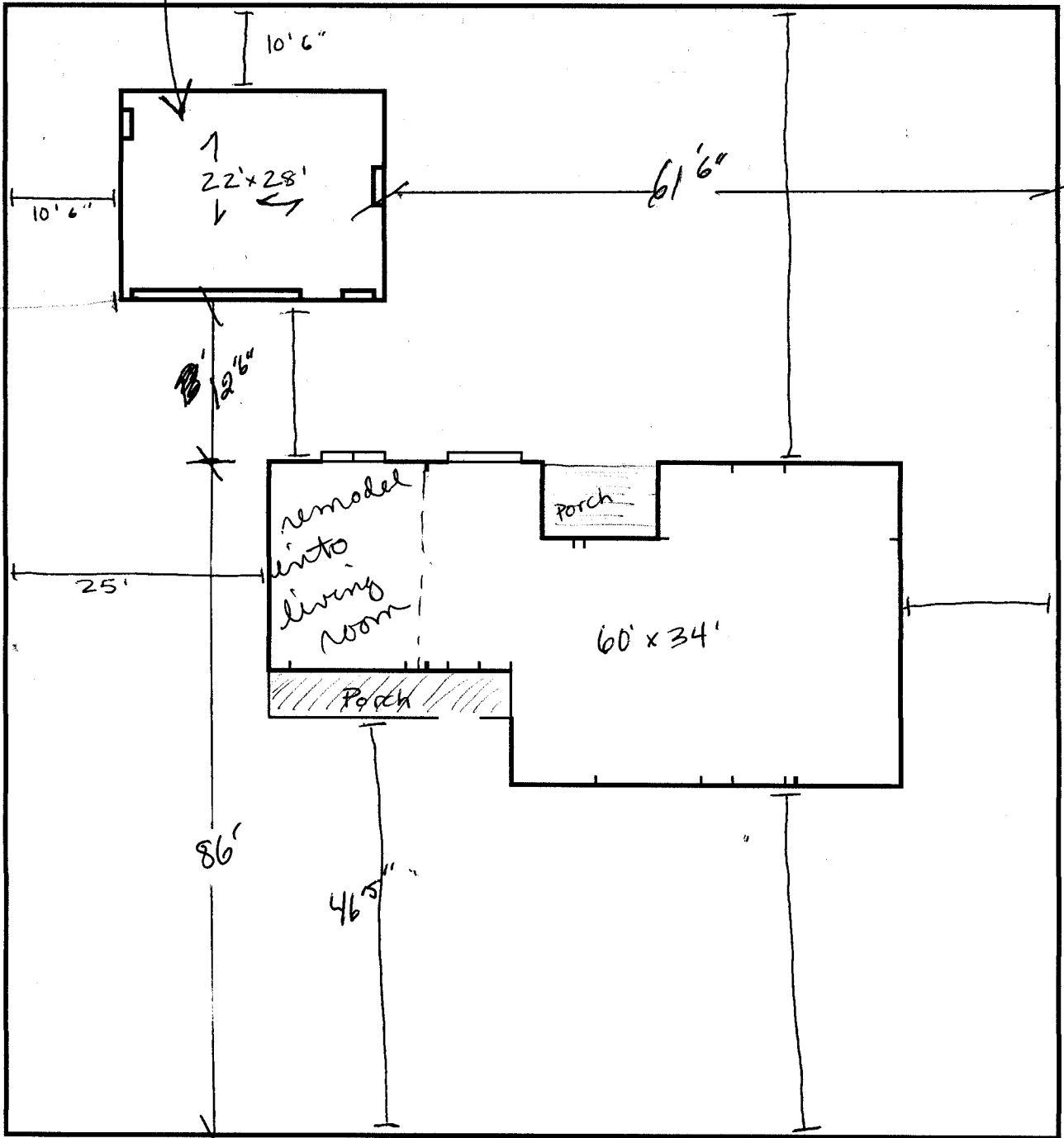
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Proposed

661 E. CLIFF DR.

100

119



— = 10 ft

2/18/04  
 ACCEPTED *C. Faye 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.