

FEE \$	1700
TCP \$	0
SIF \$	0

## PLANNING CLEARANCE

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

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

Building Address 100866-7509  
400 BOARCLIFF DR No. of Existing Bldgs 1 No. Proposed 1  
Parcel No. 2945-112-10-003 Sq. Ft. of Existing Bldgs 1984 Sq. Ft. Proposed 480  
Subdivision BOARCLIFF HTS. Sq. Ft. of Lot / Parcel .030 AC.  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name JAMES R. DASSEY  
Address 400 BOARCLIFF DR  
City / State / Zip GJ, CO, 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name SAME  
Address \_\_\_\_\_  
City / State / Zip \_\_\_\_\_  
Telephone \_\_\_\_\_

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): 20'x24 SHOP

NOTES: WITH CEDAR CT ACCESS

**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.

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RSF-4</u> SETBACKS: Front <u>25'</u> from property line (PL) Side <u>7</u> from PL Rear <u>5</u> from PL Maximum Height of Structure(s) _____ Voting District _____ Driveway Location Approval <u>RAJ</u> <small>(Engineer's Initials)</small>	Maximum coverage of lot by structures <u>11.5</u> Permanent Foundation Required: YES _____ NO _____ Parking Requirement _____ Special Conditions _____

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 08/18/06  
Department Approval Judith A. Davis Date 8/18/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SWR / WTR charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/18/06</u>		

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)

