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TCP \$	/
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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

BLDG PERMIT NO.
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Building Address 13164-8235  
696 CLOVERDALE DR

Parcel No. 2945-022-03-002

Subdivision \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 2 No. Proposed 1

Sq. Ft. of Existing Bldgs 1000 Sq. Ft. Proposed 1200

Sq. Ft. of Lot / Parcel .964 ACRES

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

Height of Proposed Structure 10 FT WALLS

**OWNER INFORMATION:**

Name JEFFREY MEYER

Address 696 CLOVERDALE DR

City / State / Zip 65608 81504

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)

Interior Remodel  Addition

Other (please specify): STORAGE BUILDING 30 X 40

**APPLICANT INFORMATION:**

Name SAME

Address \_\_\_\_\_

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

Telephone 970-263-4567

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 PLANNING STAFF**

ZONE R-1 Maximum coverage of lot by structures 20%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO /

Side 15' from PL Rear 30' from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Maximum Height of Structure(s) 35' Parking Requirement \_\_\_\_\_

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

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Jeffrey Meyer Date 8/8/08

Planning Approval Pet Wenzel Date 8/8/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>/</u>	W/O N <u>NO WTR/SURCHARGE</u>
Utility Accounting	Date <u>8/8/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# 696 Cloverdale Drive



SCALE 1 : 365



N

