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# PLANNING CLEARANCE

BLDG PERMIT NO.
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(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

68602-0

Building Address 2208 Bookcliff Ave  
 Parcel No. 2945-121-15-002  
 Subdivision Bookcliff Manor  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 13

No. of Existing Bldgs 1 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs 1400 Sq. Ft. Proposed 840  
 Sq. Ft. of Lot / Parcel 6,751.8  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2490 3070  
 Height of Proposed Structure 15'

**OWNER INFORMATION:**

Name Greg & Gale Richards  
 Address 2208 Bookcliff Ave  
 City / State / Grand Junction Co  
81501

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City / State / \_\_\_\_\_  
 Telephone 970-263-0946

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): garage 28'x30'  
for car + storage

**\*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 <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>	Permanent Foundation Required: YES <u>X</u> NO _____	Floodplain Certificate Required: YES _____ NO <u>X</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Parking Requirement _____	Special Conditions _____
Maximum Height of Structure(s) <u>40</u>	Voting District _____ Driveway Location Approval _____	(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.

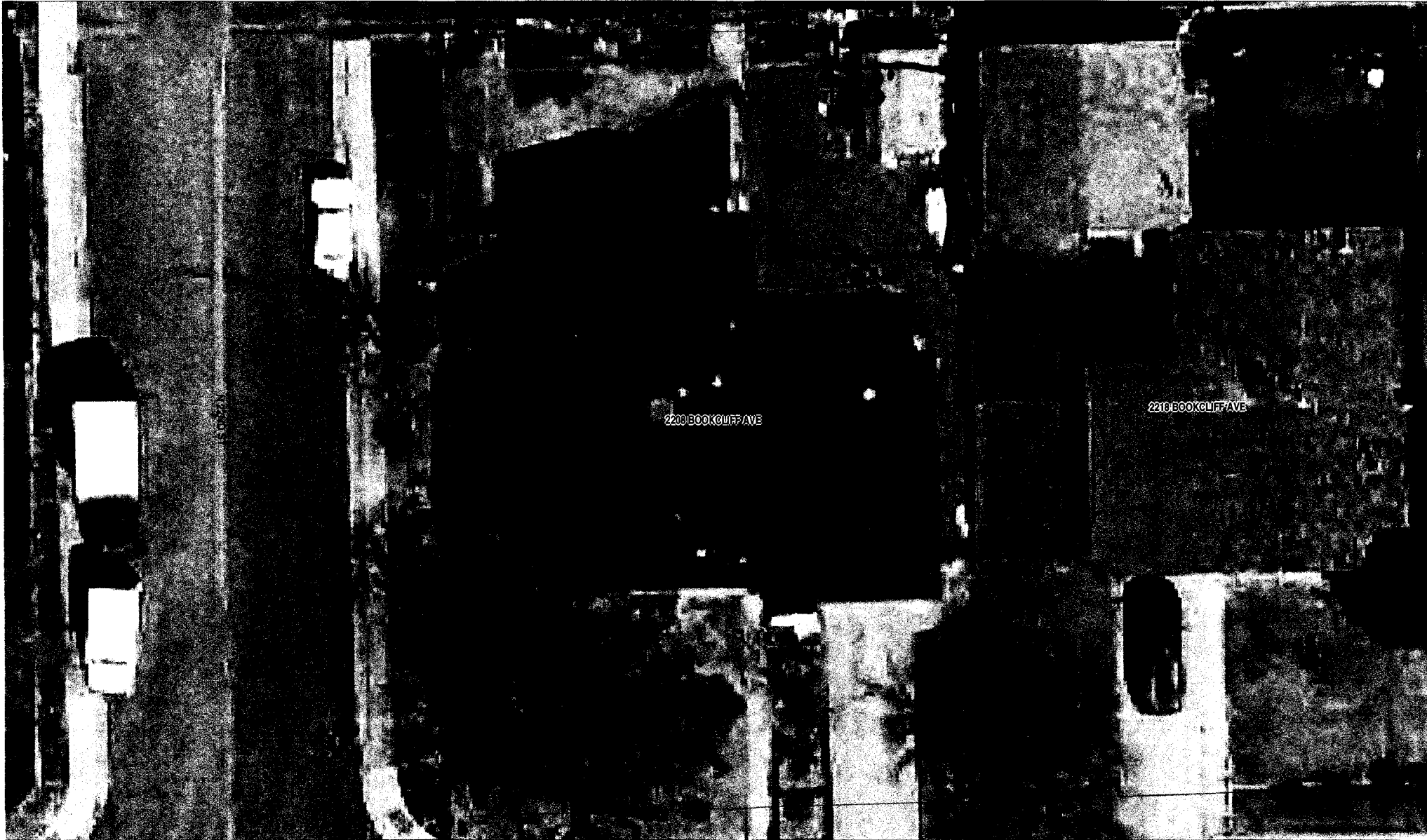
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Greg Richards Date 8-31-10  
 Planning Approval Pat Decker Date 8/31/10

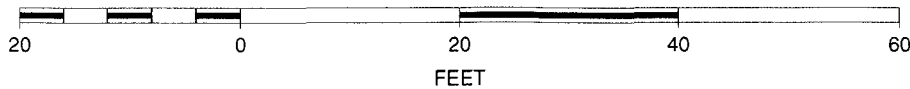
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. <u>NO WTR / SWR change</u>	Utility Accounting <u>X</u> Date <u>8/31/10</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# 2208 Bookcliff Ave



SCALE 1 : 207



100' x 67'  
Lot size

ACCEPTED *Patterson* 8/31/10  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES

Tuesday, August 31, 2010 9:32 AM