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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

5872-0

Building Address 2544 BOOKCLIFF AVE
 Parcel No. 2945-121-32-004
 Subdivision ARBOR VILLAGE
 Filing 1st ADD. Block 1 Lot 2

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1,664 Sq. Ft. Proposed 220
 Sq. Ft. of Lot / Parcel 31,058
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2500
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name LARRY & SHAUNA COPLEY
 Address 2544 BOOKCLIFF AVE
 City / State / Zip G.J., CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name MOR STORAGE
 Address 3010 E-70B
 City / State / Zip G.J., CO 81504
 Telephone 254-0460

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: 10' x 22' SUNROOM ADDITION

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>	
SETBACKS: Front <u>30</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Maximum Height of Structure(s) <u>40'</u>	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).

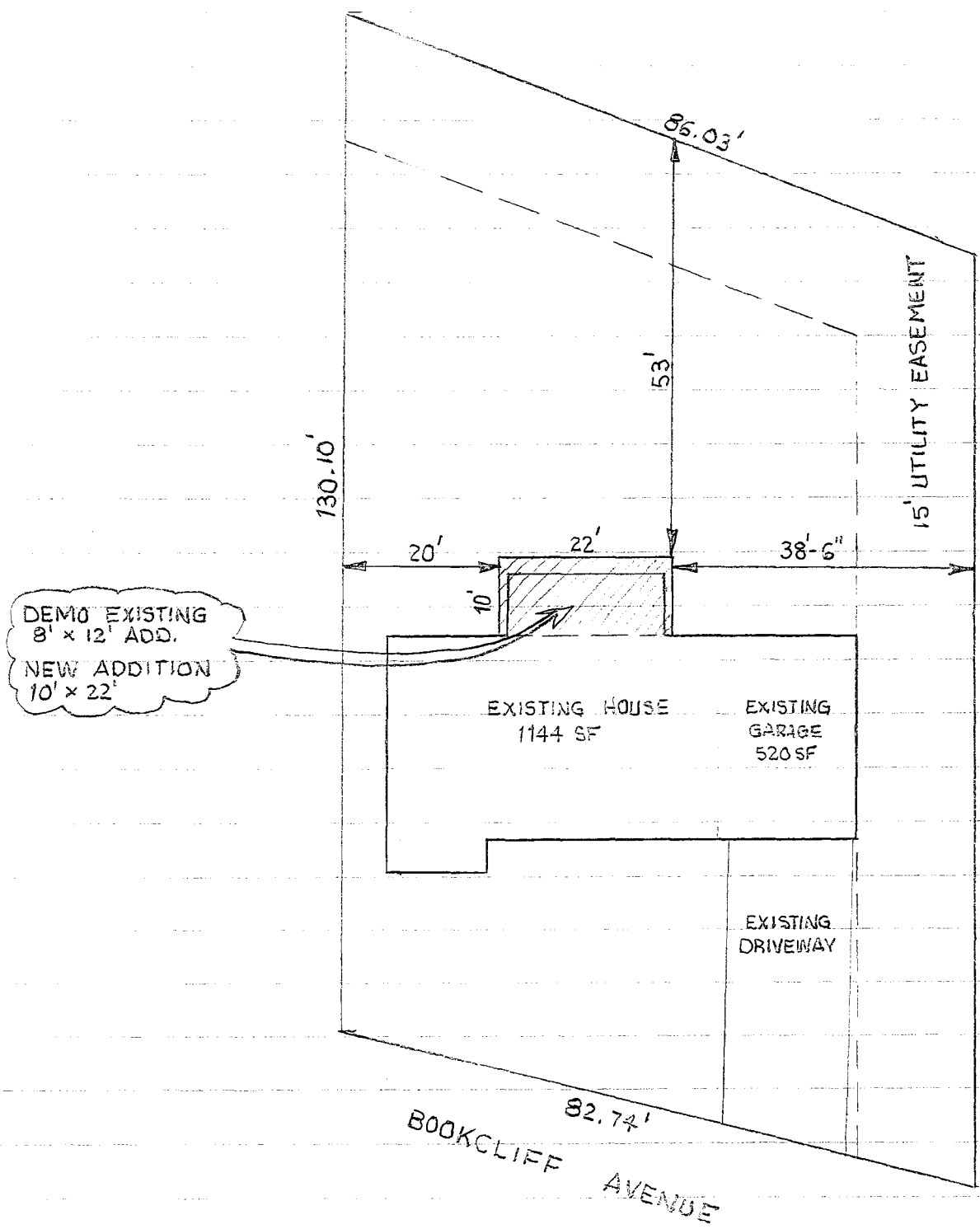
Applicant Signature [Signature] Date 8-23-10

Planning Approval [Signature] Date 8/24/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NDWTR/SWR</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/24/10</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)

2544 BOOKCLIFF AVE.



DEMO EXISTING
8' x 12' ADD.
NEW ADDITION
10' x 22'

BOOKCLIFF AVENUE

PLOT PLAN

ACCEPTED *Pat DeLong 8/24/10*
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