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

BLDG PERMIT NO. _____

Building Address 672 East Cliff Dr.
 Parcel No. 2945-012-04-009
 Subdivision Onan Subdivision
 Filing _____ Block 4 Lot 8

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1731 ~~1371~~ Sq. Ft. Proposed 576
 Sq. Ft. of Lot / Parcel 14,636
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2307
 Height of Proposed Structure 13'

OWNER INFORMATION:

Name Dan Piland
 Address 672 East Cliff Dr
 City / State / Zip Grand Jct CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Mor Storage Sales
 Address 3010 I-70 Business Loop
 City / State / Zip Grand Jct CO 81504
 Telephone (970) 254-0460

***TYPE OF HOME PROPOSED:**

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

NOTES: 24' x 24' Detached
Garage

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-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>40</u>	Parking Requirement <u>PAID</u>
Voting District _____	Special Conditions _____
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.

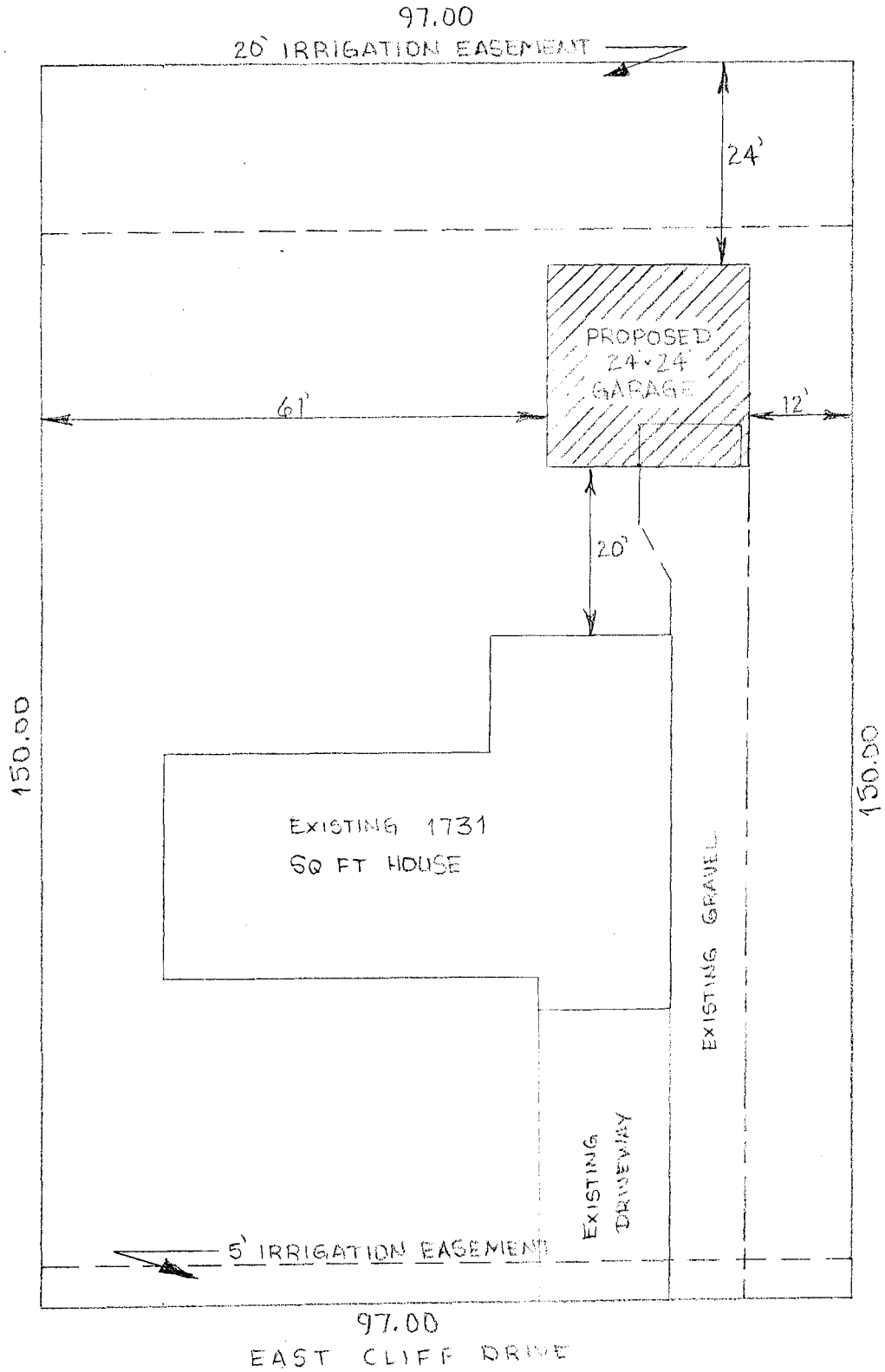
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Jones Date 04-21-10
 Planning Approval Pat Date 5/4/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>P. Blumley</u>	Date	<u>5/4/10</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)

DAN PILAND
672 EAST CLIFF DR
GRAND JUNCTION CO 81506



PLOT PLAN
SCALE: 1"=20'

ACCEPTED *Pat Overly 5/4/10*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
THEY ARE APPLICANT'S RESPONSIBILITY TO