

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 562 Bluff Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1500 s.f.

TAX SCHEDULE NO. 2945-082-00-070 SQ. FT. OF EXISTING BLDGS 1272 s.f.

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2772

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER Douglas Ramona Osborn

NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 562 Bluff Ct.

USE OF EXISTING BUILDINGS residential

(1) TELEPHONE 244-1661

DESCRIPTION OF WORK & INTENDED USE addition to existing

(2) APPLICANT same

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

(2) ADDRESS _____

(2) TELEPHONE _____

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 7' from PL, Rear 25' from PL

Parking Req'mt _____

Maximum Height 35'

Special Conditions _____

CENSUS _____ TRAFFIC _____ ANN# _____

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 Doug Osborn

Date 8-29-02

Department Approval _____

Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>8/29/02</u>		

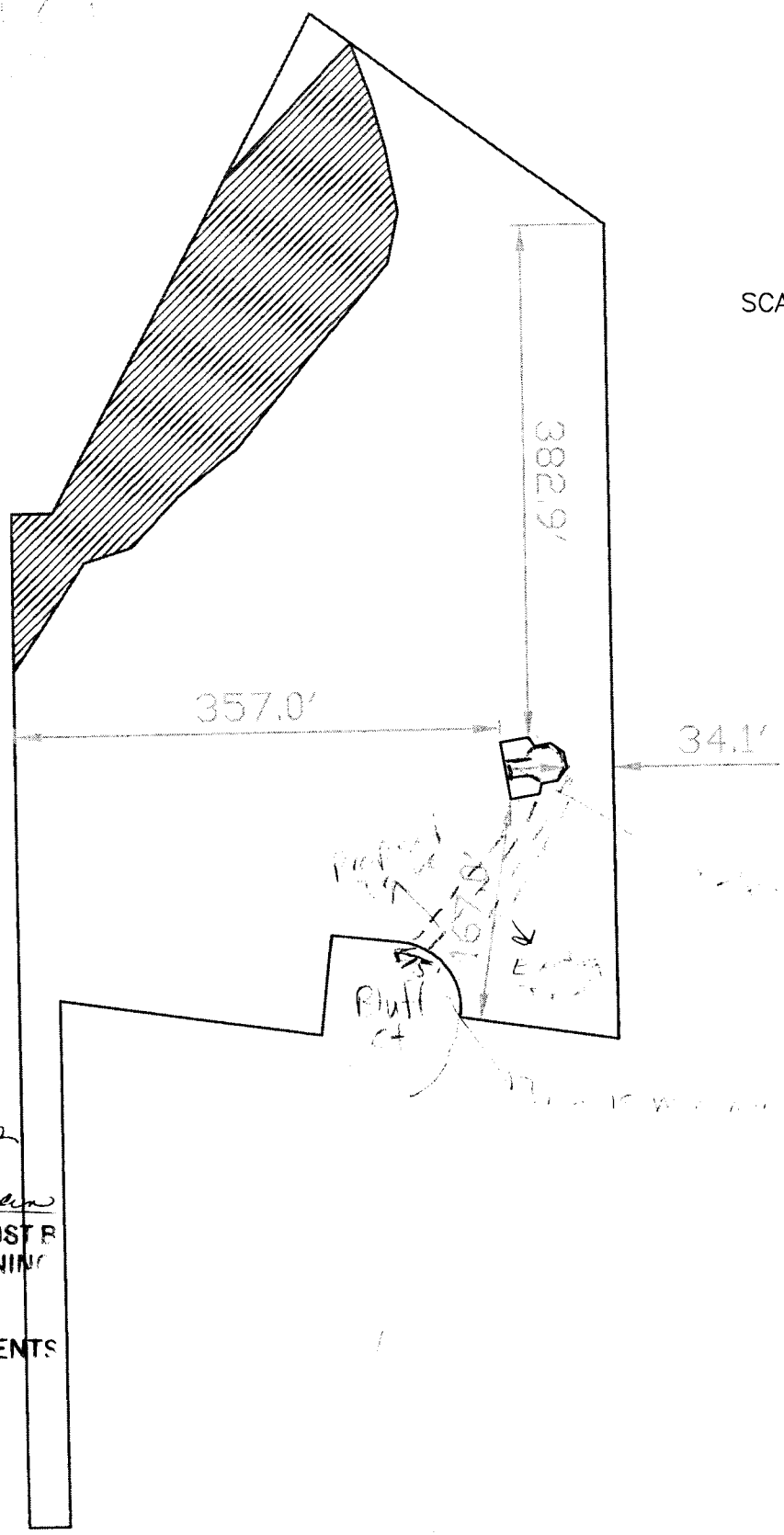
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Lot - Crown
S60 1 1/2 1/4
G. 2 1/2
240 160



SCALE: 1"=40'



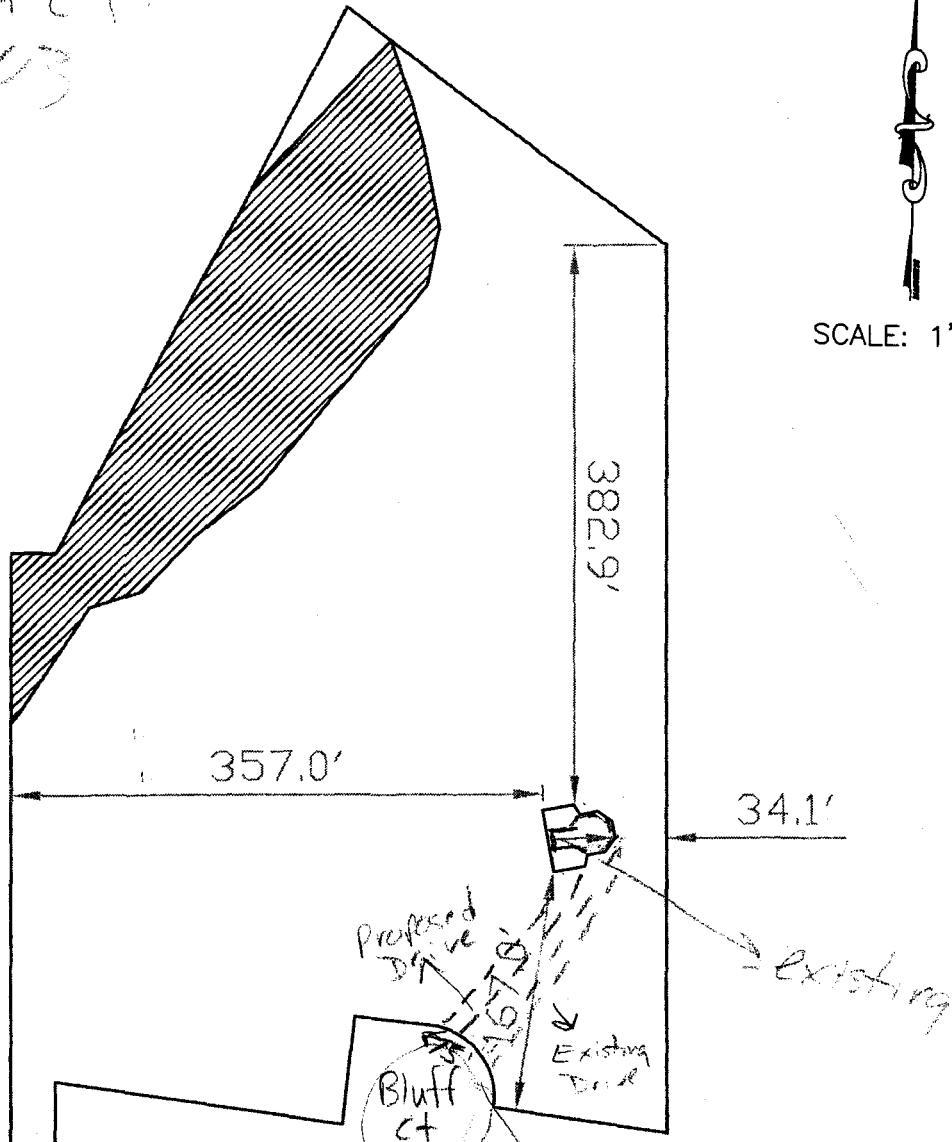
8-29-02

ACCEPTED *Pat Buxman*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Doug Osborn
562 Bluff Ct.
G.I. 81503
244-1661



SCALE: 1"=40'



8-29-02

ACCEPTED *Pat Bushman*
ANY CHANGE OF SETBACKS MUST BE
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DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

Proposed Drive
12.0'
Existing Drive
existing
Drive is minimum 12'

width 12' - 30'

ole
ll
10/3/02