

FEE	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 83531



Your Bridge to a Better Community

AK

BLDG ADDRESS 391 ~~358~~ Outlook Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2291 main 1610 Basement

TAX SCHEDULE NO. 2701-^{parent parcel}261-00-102 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED Same as above

FILING 1 BLK 1 LOT 11 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Dan + Tara Bunneil NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

X (1) ADDRESS 3137 N. Drake Ct. USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 970 256 1393 DESCRIPTION OF WORK & INTENDED USE new Residence

(2) APPLICANT owner TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUPAR MAR 11 2002)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location, 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) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 16 TRAFFIC 13 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).

X Applicant Signature D. Bunneil Date 3/7/02

Department Approval F.B.C. Jare Duber Date 3/11/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14647</u>
Utility Accounting	<u>L. Bensley</u>	Date	<u>3/11/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

1. An outline of the **property lines** with dimensions. [✓]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. [✓]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). [✓]
4. All **easements** and **rights-of-way** on the property. [✓]
5. All **other structures** on the property. [✓]
6. All **streets** adjacent to the property and street names [✓]
7. All existing and proposed **driveways**. [✓]
8. Location of existing and/or **proposed parking** and **number of spaces**. [✓]

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.

