

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 87133



Your Bridge to a Better Community

BLDG ADDRESS 892 Outlook SQ. FT. OF PROPOSED BLDGS/ADDITION 1864
 TAX SCHEDULE NO. 2701-261-35-020 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 1864
 FILING 1 BLK 1 LOT 20 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Centennial Const. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2144 Monument Village Cir USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 242-7198 DESCRIPTION OF WORK & INTENDED USE New residential
 (2) APPLICANT Mark Bebec TYPE OF HOME PROPOSED:
 (2) ADDRESS same Site Built Manufactured Home (UBC)
 (2) TELEPHONE 250-6827 Manufactured Home (HUD)
 Other (please specify) _____

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) Permanent Foundation Required: YES 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 10 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).

Applicant Signature Mark Bebec Date 11-4-02
 Department Approval 7.6. Gaylen Henderson Date 11-4-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15444</u>
Utility Accounting	<u>Marshall Cal</u>	Date	<u>11/04/02</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)

892 OUTLOOK COURT
 LOT 20 BLK 1 FIL 1
 GRAND VISTA SUB.
 12744 SF
 SCH# 2701-261-35-020
 SCALE: 1" = 20'

11-4-02
 ACCEPTED *Gayle Henderson*
 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.

SETBACKS:
 FRONT 20'
 REAR 25'
 SIDE 7'

de
ll
 10/30/02

