

FEE \$	10.00
TCP \$	506.00
SIF \$	292.00

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

BLDG PERMIT NO. 84057



Your Bridge to a Better Community

BLDG ADDRESS 893 Outlook Ct  
G.J. Co 81506

SQ. FT. OF PROPOSED BLDGS/ADDITION Total Sqft Including Garage + Shop 2690 Sq Ft

TAX SCHEDULE NO. 2701-261-00-702

SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Grand Vista

TOTAL SQ. FT. OF ~~EXISTING~~ PROPOSED \_\_\_\_\_

FILING 1 BLK 1 LOT 12

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER MARK + Kim WARNE

NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 720 JASMINE LANE, G.J.

USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-242-6677

DESCRIPTION OF WORK & INTENDED USE New Single Family Home

(2) APPLICANT Dorsey Builders LLC

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

(2) ADDRESS P.O. Box 40483 G.J. 81504

(2) TELEPHONE 970-261-0195

**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 2

Maximum Height 35'

Special Conditions \_\_\_\_\_

CENSUS 16 TRAFFIC 13 ANNEX# \_\_\_\_\_

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 Robert Dany

Date 4-12-02

Department Approval J.B. Pat Bushman

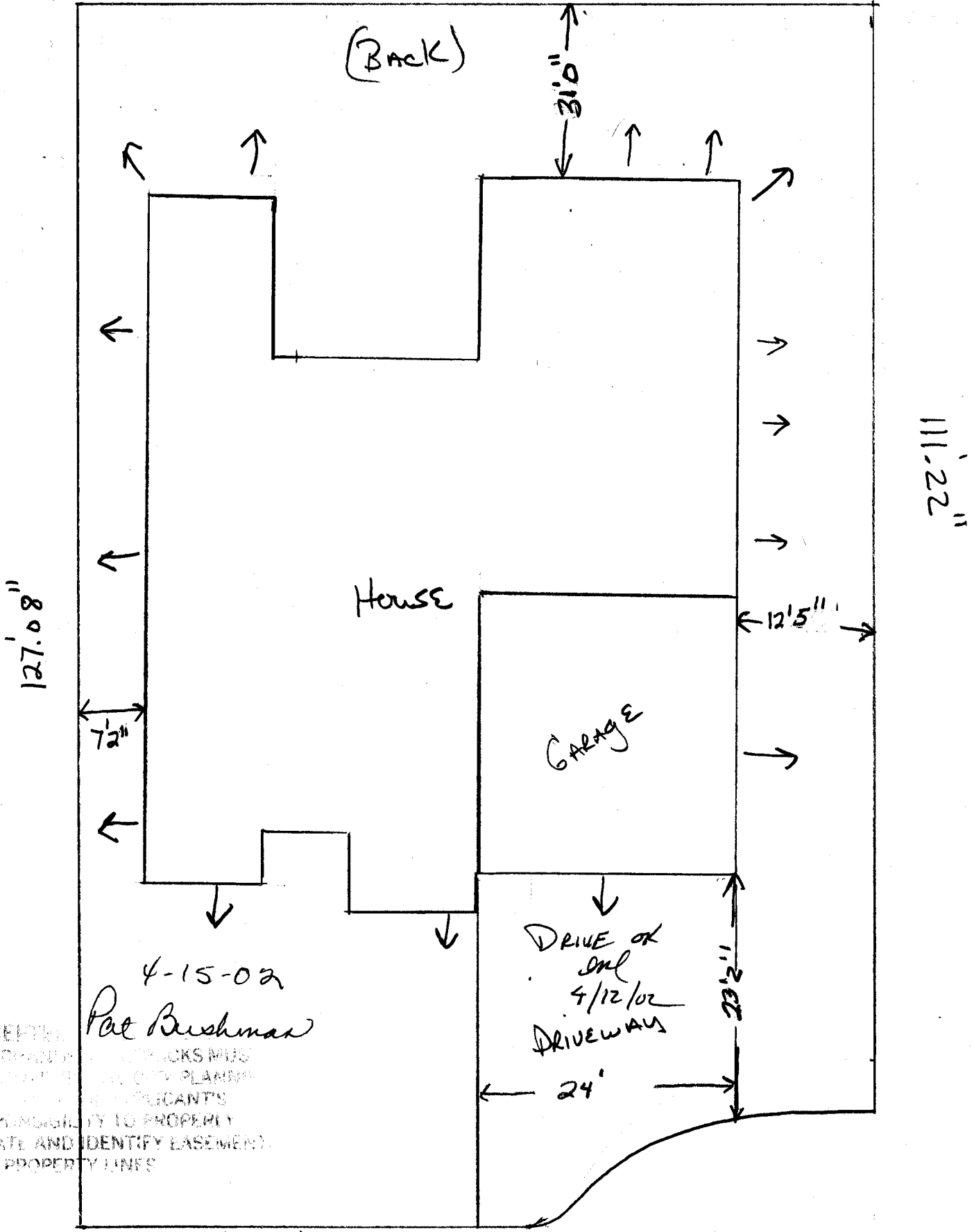
Date 4-15-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14756</u>
Utility Accounting <u>J. Hofer</u>	Date <u>4/15/02</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)

75.00'



ACCEPTED BY THE CITY ENGINEER AND CITY PLANNING DEPARTMENT FOR THE CITY OF WAVERLY, OHIO. THE ENGINEER'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

4-15-02  
Pat Bushman

(Front)

Lot 12 - Block 1 Grand Vista (Waene Residence)