

FEE \$	12.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 83431



Your Bridge to a Better Community

BLDG ADDRESS 894 Outlook Ct, G.J., Co ⁸¹⁵⁰⁶ SQ. FT. OF PROPOSED BLDGS/ADDITION 1955 sq ft
TAX SCHEDULE NO. 2701-261-00-702 SQ. FT. OF EXISTING BLDGS N/A
SUBDIVISION Grand Vista Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 3043 sq ft
FILING # 1 BLK # 1 LOT 19 with GARAGE
(1) OWNER Dorsey Builders LLC NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) ADDRESS P.O. Box 40483 G.J. CO 81504 NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) TELEPHONE 970-261-0195 USE OF EXISTING BUILDINGS _____
(2) APPLICANT Robert Dorsey DESCRIPTION OF WORK & INTENDED USE Spec House
(2) ADDRESS 720 JASMINE LANE ^{J.G.S. 81506} TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE 970-261-0195 _____ 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 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).

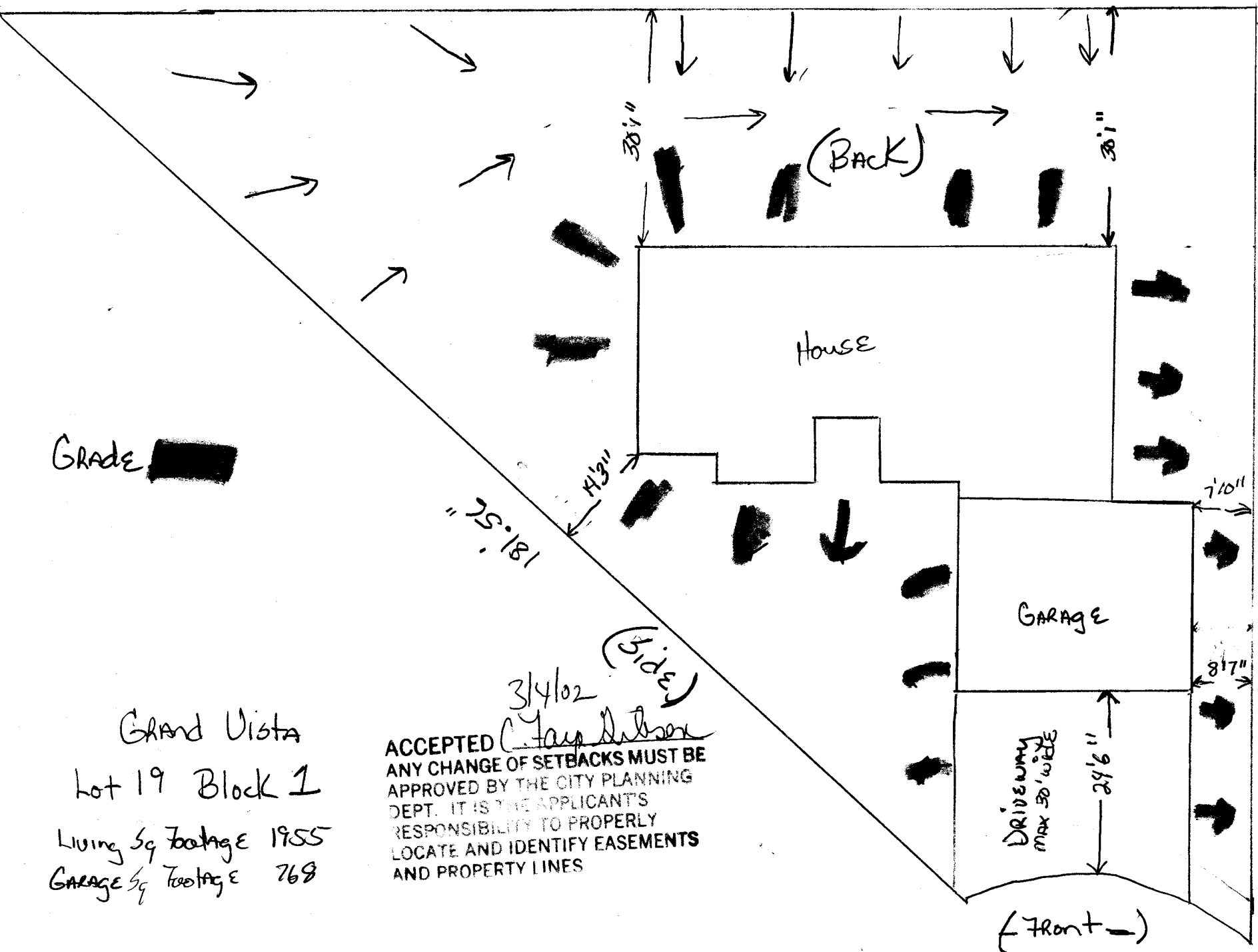
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Robert Dorsey Date 2-28-02
Department Approval B.H.C. J. J. Johnson Date 3/4/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>162324</u>
Utility Accounting	<u>Patricia Kover</u>		Date <u>3-4-02</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)

179' 81"



GRADE [blacked out]

181' 51"

41' 31"

30' 11"

House

(BACK)

30' 11"

GARAGE

DRIVEWAY
max 30' wide

24' 6"

7' 10"

8' 17"

(Front -)

DRIVE OR
OR
3/4/02

118' 36"

(SIDE)
(3 P.I.S)

Grand Vista

Lot 19 Block 1

Living Sq Footage 1955

Garage Sq Footage 768

ACCEPTED C. Jay Johnson
 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

3/4/02

(SIDE)