

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 8422



Your Bridge to a Better Community

BLDG ADDRESS 895 OUTLOOK CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2056

TAX SCHEDULE NO. 2701-26100702 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION GRAND VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 2056

FILING 1 BLK 1 LOT 13

(1) OWNER MCPHERSON JENSEN INC. NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) ADDRESS 128 SOUTH PARK SQUARE NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) TELEPHONE 858-9089 USE OF EXISTING BUILDINGS SINGLE FAMILY

(2) APPLICANT JEFF JENSEN DESCRIPTION OF WORK & INTENDED USE _____

(2) ADDRESS 221 1/2 DREAM STREET TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

(2) TELEPHONE 243-0661

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

Side 7' from PL, Rear 25' from PL

Permanent Foundation Required: YES NO _____

Maximum Height 35' Parking Req't 2

Special Conditions _____

CENSUS 14 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 [Signature] Date 4/12/02

Department Approval [Signature] Date 4/12/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14761</u>
Utility Accounting <u>[Signature]</u>		Date <u>4/12/02</u>	

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

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

NOTICE:

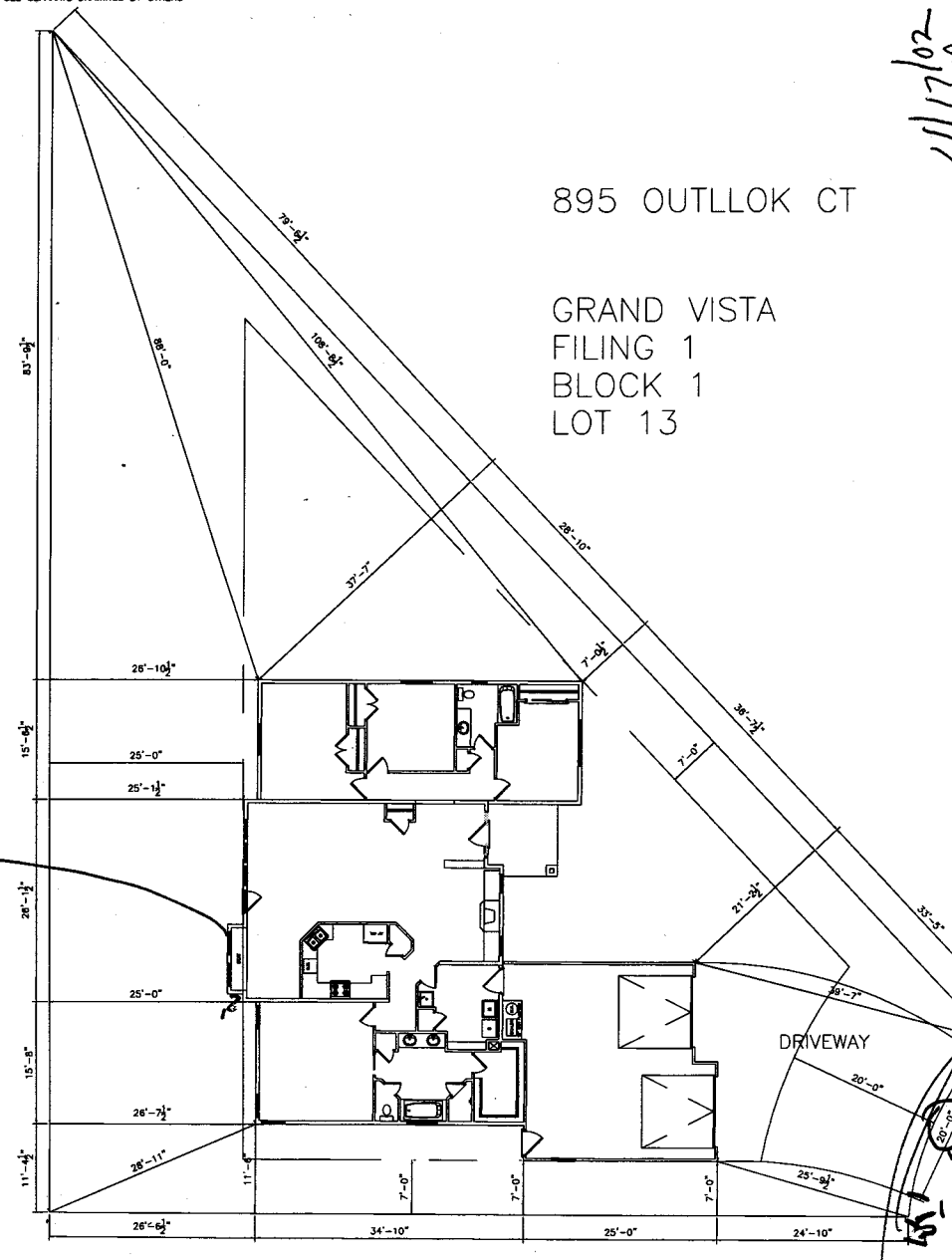
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHER WISE NOTED.
4. WALLS ARE DRAWN AS 3-1/2" THICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

895 OUTLLOK CT

GRAND VISTA
FILING 1
BLOCK 1
LOT 13

4/17/02
 Clave Luben
 ACCEPTED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*architectural drawing
 of 3' of into setback
 structure may return*



*CURVE LENGTH
 NOT LONG ENOUGH
 FOR 20 FT DRIVE + 2(5' SETBACKS)*

15' 0" 11'

*DRIVEWAY
 20' 0"*