

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

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

BLDG PERMIT NO. 86334



Your Bridge to a Better Community

BLDG ADDRESS 896 OUTLOOK CRT SQ. FT. OF PROPOSED BLDGS/ADDITION HOUSE 2185 / CARAGES 569
2701 261 00702
 TAX SCHEDULE NO. 35-018 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION GRAND VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 1 BLK 1 LOT 18 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER McPherson Jensen Inc. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 128 S. PARK SQUARE
FRUITA CO 8521 USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 970 858 9089 DESCRIPTION OF WORK & INTENDED USE HOUSE CONSTRUCTION
 (2) APPLICANT McPherson Jensen Inc. TYPE OF HOME PROPOSED:
 (2) ADDRESS 128 S. PARK SQUARE FRUITA Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 858 9089 _____ 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 16 TRAFFIC 13 ANN# _____

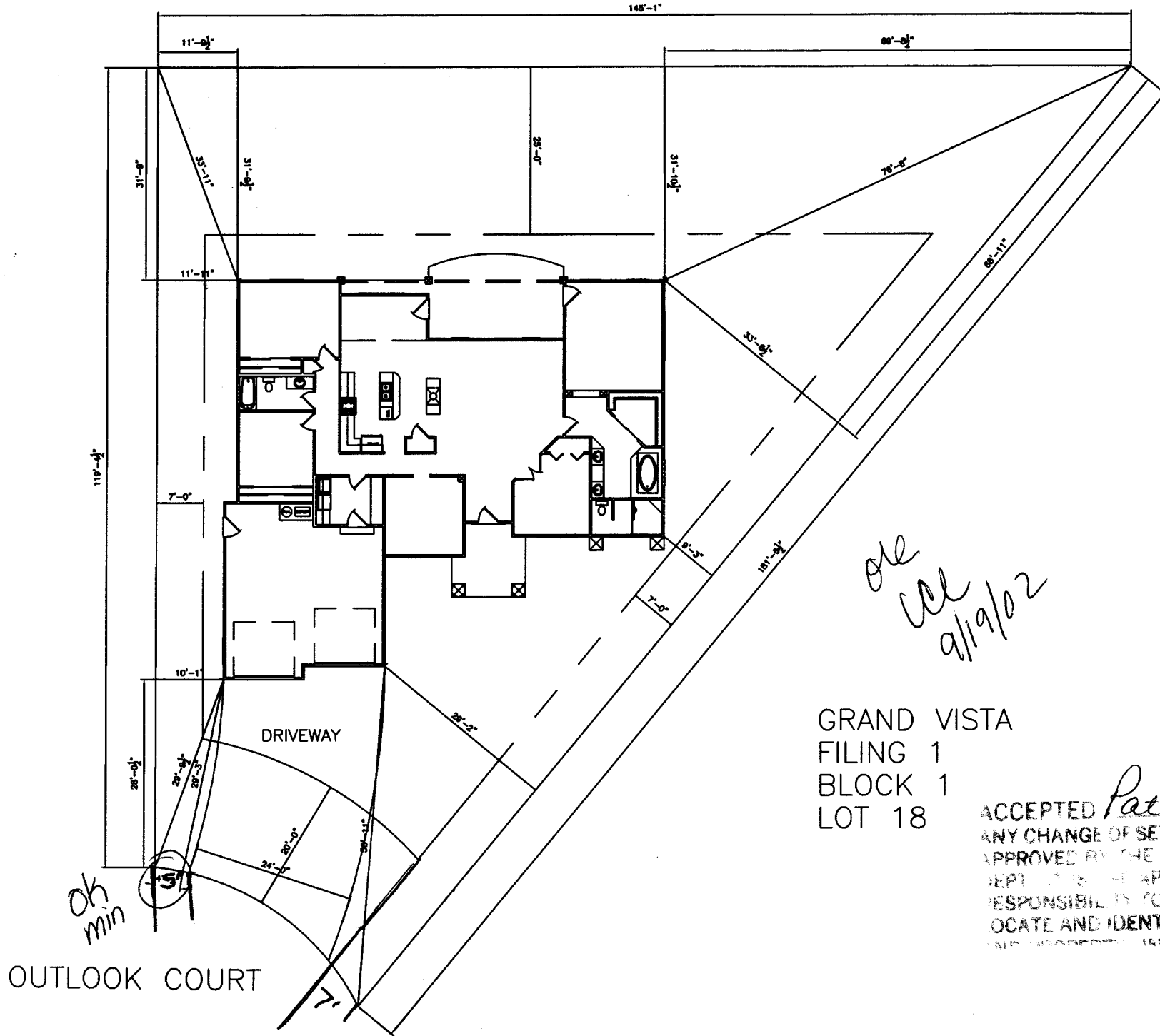
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 9/19/02
 Department Approval [Signature] Date 9-19-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15311</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/19/02</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)



*ok
col
9/19/02*

GRAND VISTA
 FILING 1
 BLOCK 1
 LOT 18

9-19-02

ACCEPTED *Pat Bushman*
 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

OUTLOOK COURT