

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

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

BLDG PERMIT NO. 86501



Your Bridge to a Better Community

BLDG ADDRESS 2000 OVERLOOK DR SQ. FT. OF PROPOSED ~~BLDG~~ ^{PATIO COVER} ADDITION 288

TAX SCHEDULE NO. 2945-101-08-001 SQ. FT. OF EXISTING BLDGS 1393

SUBDIVISION POMONA VIEW (2ND AMENDED) TOTAL SQ. FT. OF EXISTING & PROPOSED N.C.

FILING _____ BLK 2 LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER GEORGE W. KLAPVYK NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2000 OVERLOOK DR USE OF EXISTING BUILDINGS ~~COVER OVER EXIST PATIO SEAS~~

(1) TELEPHONE 242-0161 DESCRIPTION OF WORK & INTENDED USE COVERED PATIO

(2) APPLICANT J. WITMER dba TWO RIVERS CST TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2614 CIDER MILL RD GJ

(2) TELEPHONE 242 9490

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 RSE-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 _____ TRAFFIC _____ 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 9-29-02

Department Approval [Signature] Date 9/30/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>9/30/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

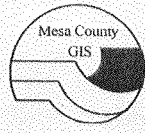
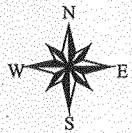
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *C. J. ... 9/30/02*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERTY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES



KLAPWYK RESIDENCE	
2000 OVERLOOK DR GIRD JCT CO 81505	
DRAWN BY: JLW	DATE: 9-24-02
SHEET 4 OF 4	REV 1.0
CHECKED: FM11	APPROVED: JLW



The Geographic Information Systems (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal descriptions in the chain of title and other information contained in official government records such as the County Clerk and Recordors office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.

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