

FEE \$	10.00
TCF \$	20
SIF \$	292.00

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

BLDG PERMIT NO. 85333



Your Bridge to a Better Community

BLDG ADDRESS 895 OVERVIEW RD SQ. FT. OF PROPOSED BLDGS/ADDITION 3080 + 1675 GARAGE

TAX SCHEDULE NO. 2701 261 35026 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION GRAND VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 1 BLK 1 LOT 26 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER MICHAEL S. ROBERTS NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 137 CEDAR CREEK PARCEL 81635 USE OF EXISTING BUILDINGS SAD

(1) TELEPHONE 970 285-9408 DESCRIPTION OF WORK & INTENDED USE SINGLE FAM NEW HOME

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

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 ANNX# \_\_\_\_\_

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).

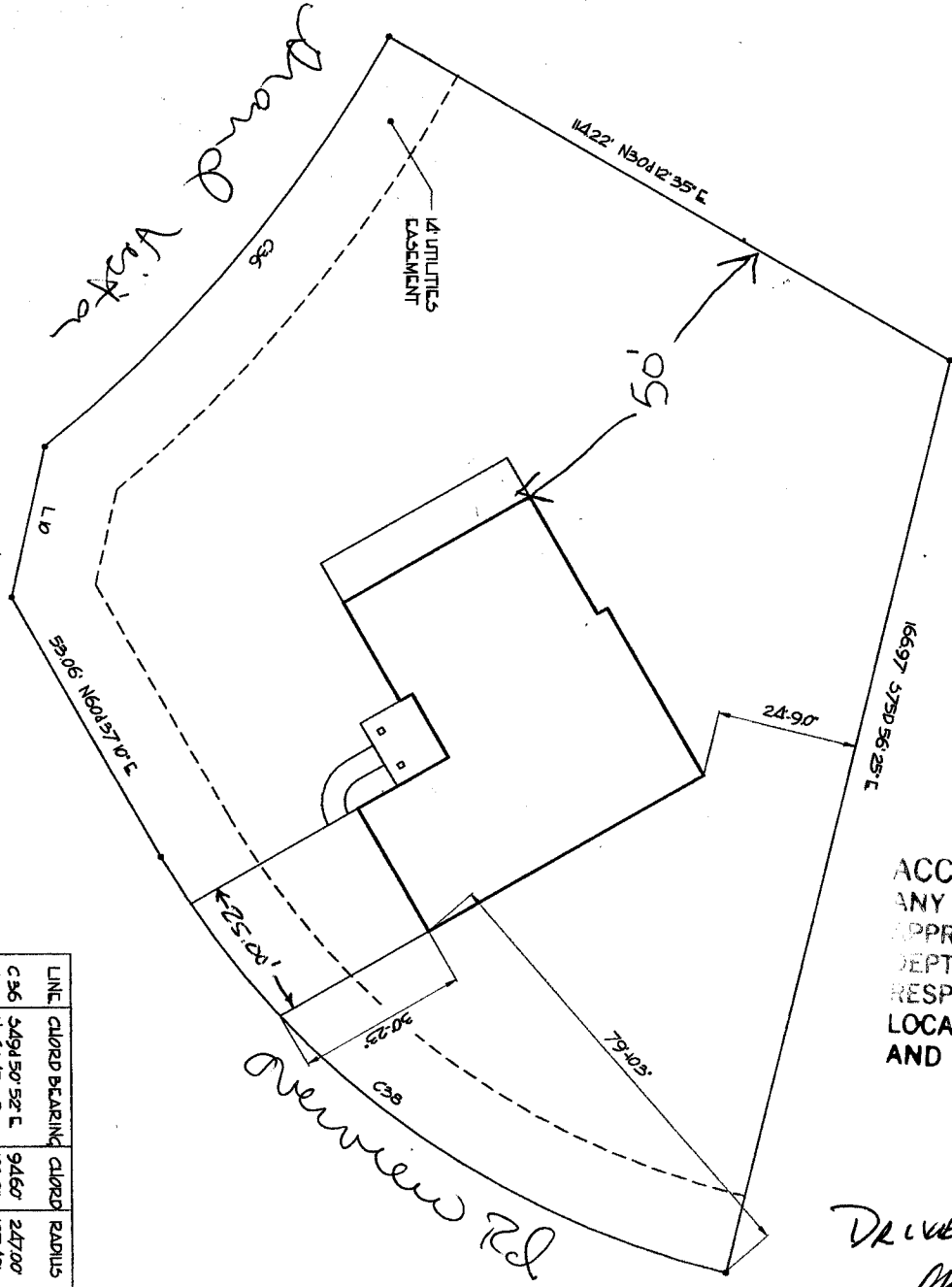
Applicant Signature [Signature] Date 8 July 02

Department Approval [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>15089</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/11/02</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)



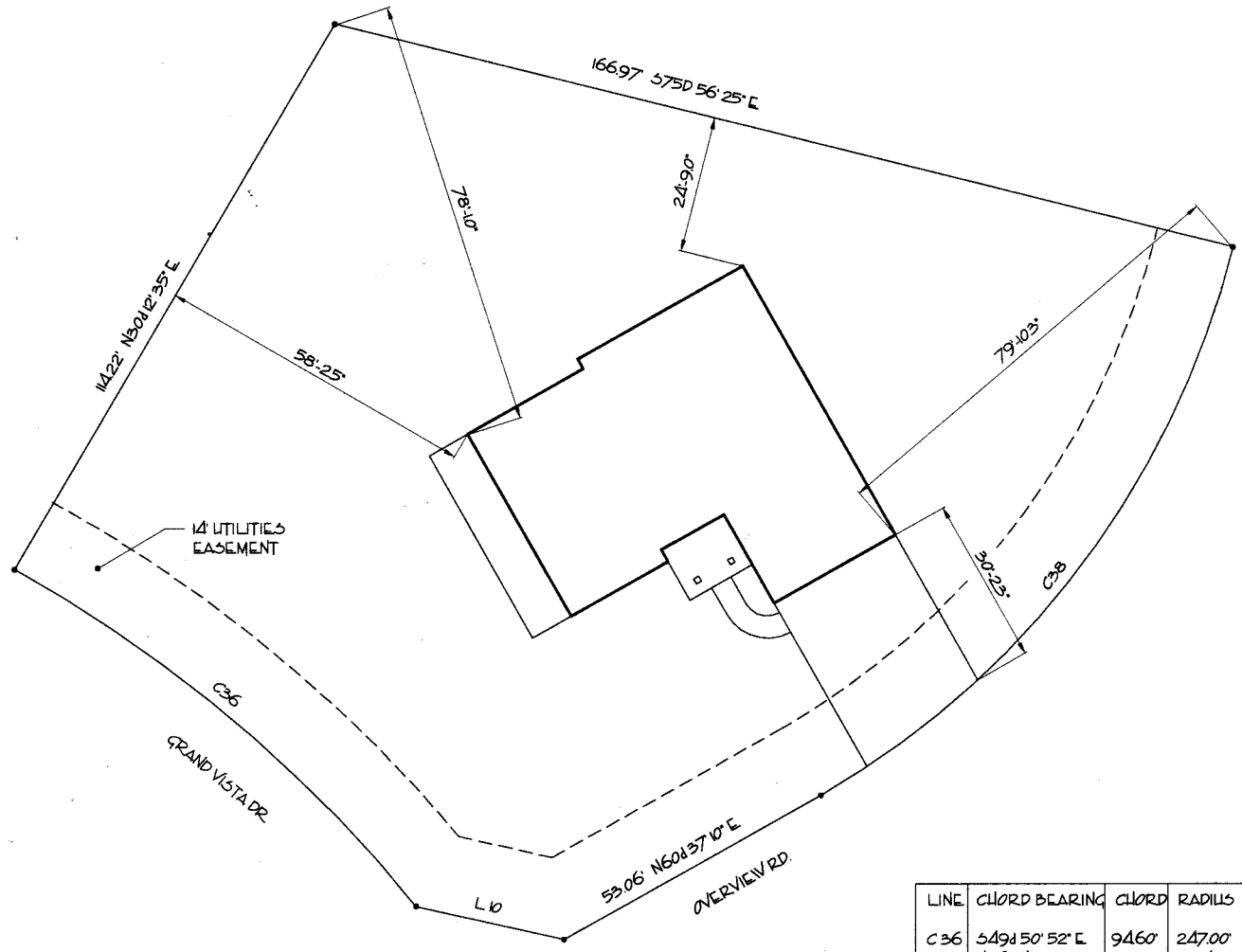
LINE	CURVED BEARING	CURVED	RADIUS
C36	S49°50'52" E	94607	24700'
C38	N56°45'11" E	12581'	12748'
L10	N77°12'06" W	27489'	

7/11/02  
 ACCEPTED *C. Faye Wilson*  
 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.

DRIVE OK  
 DM  
 7/11/02

Robert's Residence 999 Avenue 24, Grand Junction, CO		Built by Design 89 Cedar Creek, Grand Junction, CO 81507	Date/Time Date Time	General Notes
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7-15-02 *Dayleen Henderson*  
 ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



LINE	CHORD BEARING	CHORD	RADIUS
C36	S49°15'05\"/>		

General Notes

No.	Revision/Issue	Date

**Built by Design**  
 187 Gale Circle, Parachute, CO 81657

**Roberts Residence**  
 899 Overview Rd., Grand Junction, CO

Name	Role