

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 84045



Your Bridge to a Better Community

BLDG ADDRESS 896 Overview Road SQ. FT. OF PROPOSED BLDGS/ADDITION 2270
 TAX SCHEDULE NO. 2701-261-00-702 SQ. FT. OF EXISTING BLDGS parent parcel #
 SUBDIVISION Grand Vista Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 2270
 FILING 1 BLK 3 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER HAASE & ASSOCIATES, INC NO. OF BUILDINGS ON PARCEL
 Before: — After: 1 this Construction
 (1) ADDRESS 563 Village Way USE OF EXISTING BUILDINGS —
 (1) TELEPHONE 242-8681 DESCRIPTION OF WORK & INTENDED USE NEW HOME
 (2) APPLICANT DON HAASE TYPE OF HOME PROPOSED:
 (2) ADDRESS 563 Village Way Site Built Manufactured Home (UBC)
 (2) TELEPHONE 242-8681 Manufactured Home (HUD)
 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 ANNEX# _____

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 4/11/02
 Department Approval [Signature] Date 5/13/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14888</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/3/02</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)

137.25' N90°00'00" E

500'10'33" E

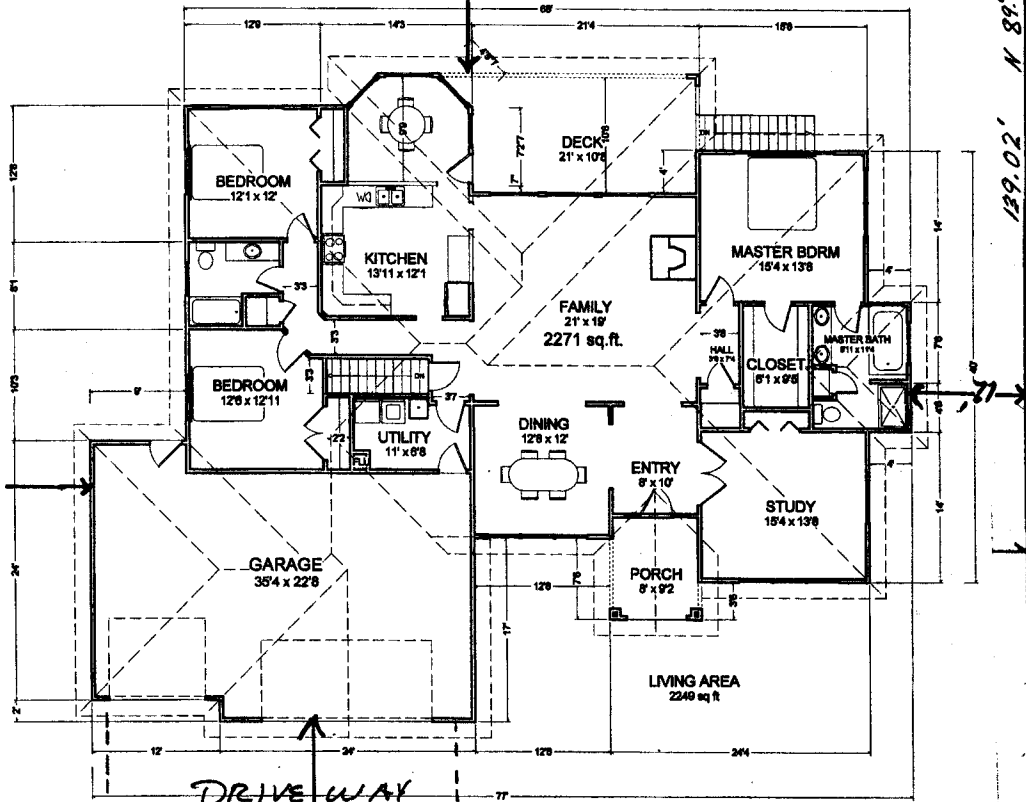
102.54'

10' IRRIGATION EASEMENT

5/3/02
ACCEPTED C. FAYE DUBSON
WORKS MUST BE
BY DATE 5/3/02
BOARD AND ARCHITECT'S SEALS AND
AND PROPERTY LINES

LOT 2 BLK 3
GRAND VISTA SUB
FILING NO. 1

139.02' N 89°48'45" E



DRIVE WAY
32'

23'6"

11' UTILITY EASEMENT

30-FOOT WIDTH MAX

OVERVIEW DRIVE

C. Faye Dubson
Revised
5/6/02