

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 85001



Your Bridge to a Better Community

BLDG ADDRESS 608 Viewpoint Drive
G. Junction, Co. 81506 SQ. FT. OF PROPOSED BLDGS/ADDITION ~~604~~ 672'

TAX SCHEDULE NO. 2945-024-03-003 SQ. FT. OF EXISTING BLDGS 3,810'

SUBDIVISION Viewpoint TOTAL SQ. FT. OF EXISTING & PROPOSED ~~4474~~ 4482'

FILING _____ BLK 1 LOT 3 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER John + Lori Ferguson NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 608 Viewpoint Drive USE OF EXISTING BUILDINGS Dwelling

(1) TELEPHONE (970) 254-8082 DESCRIPTION OF WORK & INTENDED USE Detached Garage
(2 car)(storage)

(2) APPLICANT John Ferguson TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 608 Viewpoint Drive

(2) TELEPHONE (970) 254-8082

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 25' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Permanent Foundation Required: YES NO _____

Side 3' from PL, Rear 5' from PL
 Parking Req'mt 2

Maximum Height 35' Special Conditions _____

accessory CENSUS 10 TRAFFIC 23 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).

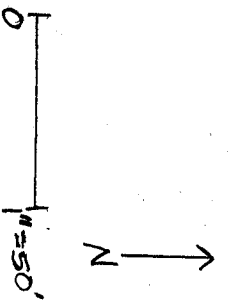
Applicant Signature John Ferguson Date 07/21/02

Department Approval Ronnie Edwards Date 7/26/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no chg in use</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>7/26/02</u>

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

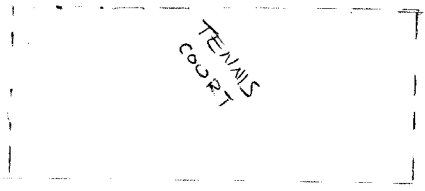
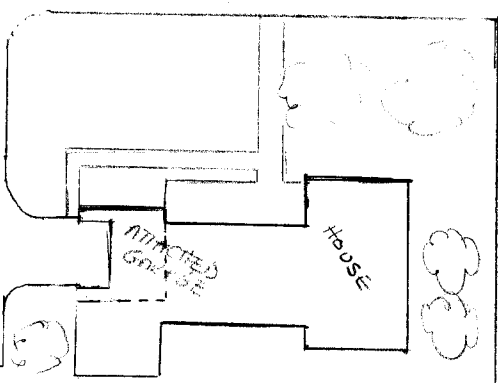
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



VIEWPOINT
DRIVE

PRIVATE
PARK

5'-
DETACHED GARAGE
PROPOSED
24'x20'
5'-
21'-



LOS VIEWPOINT DRIVE
GRAND JUNCTION, CO 81506
FERGUSON RESIDENCE

263/4
ROAD

ACCEPTED *[Signature]* 7/26/02
 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