FEE $	10.00
TCP $	0
SIF $	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 89453

Your Bridge to a Better Community

BLDG ADDRESS 897 Outlook Court

TAX SCHEDULE NO. 2701-261-35-014

SUBDIVISION Grand Vista

FILING 1 BLK 1 LOT 14

(1) OWNER Paul R. Dowdell

(1) ADDRESS 897 Outlook Ct.

(1) TELEPHONE 241-5026

(2) APPLICANT Paul R. Dowdell

(2) ADDRESS P.O. Box 1030 Clifton, Co - 81520-1030

(2) TELEPHONE 241-5026

SQ. FT. OF PROPOSED BLDGS/ADDITION ~~2277.22~~ 2291.82 SFH + GARAGE 692.78

SQ. FT. OF EXISTING BLDGS 0

TOTAL SQ. FT. OF EXISTING & PROPOSED 2291.82 + GARAGE 692.78

NO. OF DWELLING UNITS:
Before: 1 After: _____ this Construction

NO. OF BUILDINGS ON PARCEL
Before: 1 After: _____ this Construction

USE OF EXISTING BUILDINGS Single Family

DESCRIPTION OF WORK & INTENDED USE Single Family home

TYPE OF HOME PROPOSED:
X Site Built ____ Manufactured Home (UBC)
____ Manufactured Home (HUD)
____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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

SETBACKS: Front 20' from property line (PL) or ____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL

Maximum Height 35'

Maximum coverage of lot by structures 50%

Permanent Foundation Required: YES ✓ NO ____

Parking Req'mt 2

Special Conditions _____

CENSUS _____ TRAFFIC _____ 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).

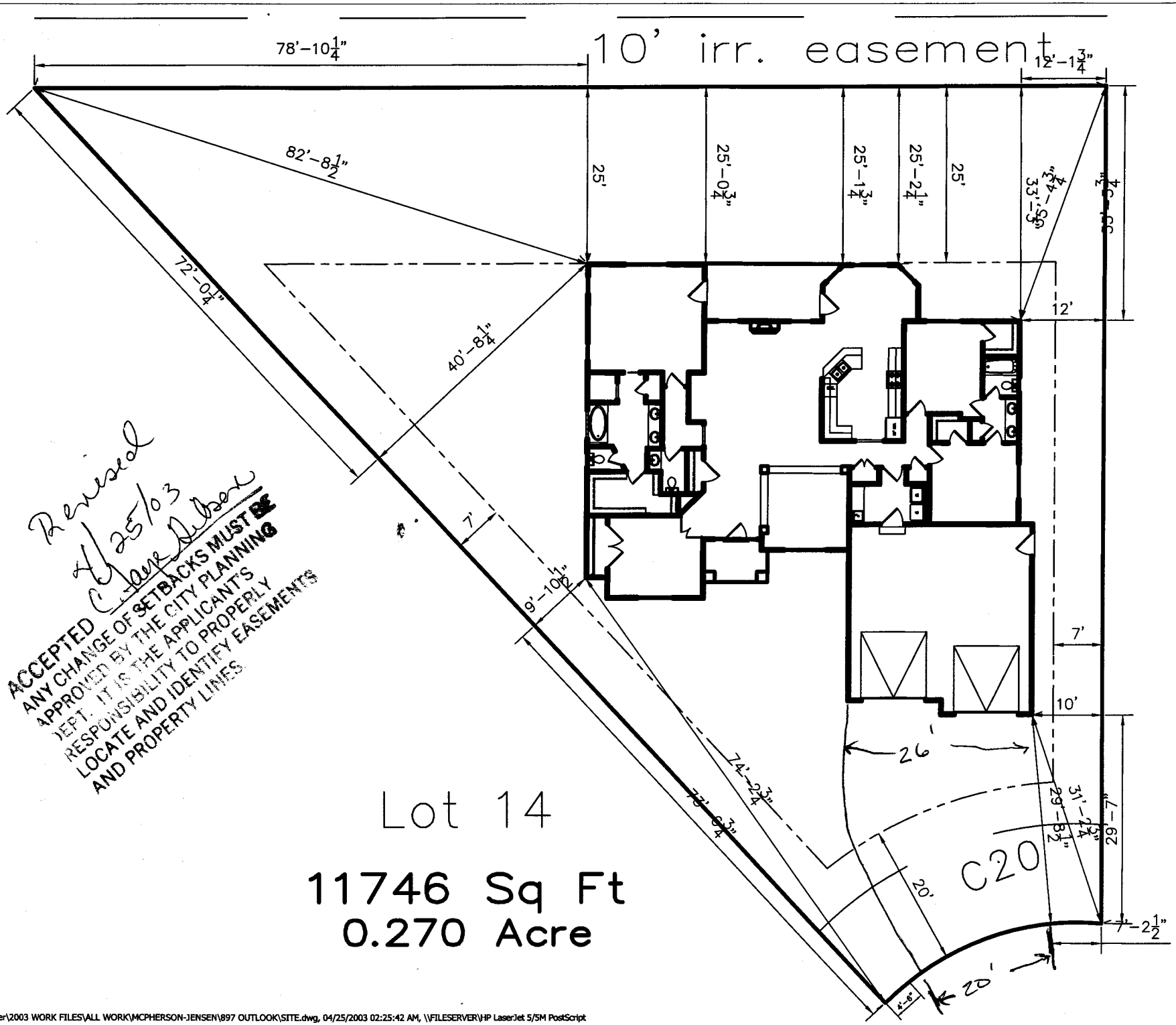
Applicant Signature Paul R. Dowdell Date 4/10/03

Department Approval Bill Nishi Thagon Date 4/11/03

Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No 15920
Utility Accounting Dottie Vanover		Date 4-11-03	

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)*



Revised
4/25/03
Diane Dubert

ACCEPTED
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.

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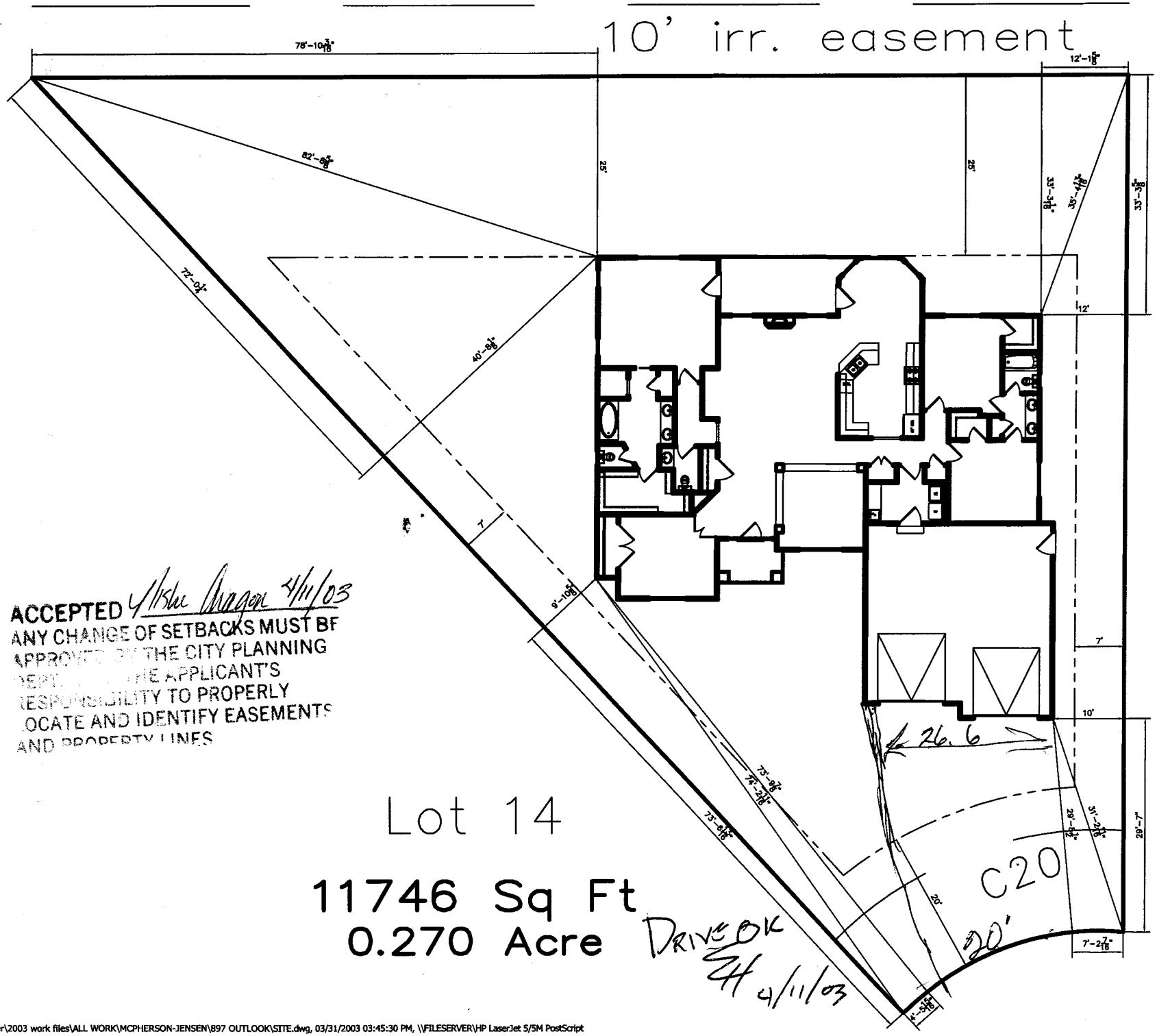

ACCEPTED 4/11/03
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

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