

FEE \$	10.00
TCP \$	2
SIF \$	292.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 9/150



Your Bridge to a Better Community

BLDG ADDRESS 890 Overview Road SQ. FT. OF PROPOSED BLDGS/ADDITION 4483

TAX SCHEDULE NO. 2701-261-37-005 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 4483

FILING 1 BLK 3 LOT 5 NO. OF DWELLING UNITS: 1  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) OWNER Marc McAtlin NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction

(1) ADDRESS 2707 Caribbean Drive USE OF EXISTING BUILDINGS New Residence

(1) TELEPHONE 257-7414 DESCRIPTION OF WORK & INTENDED USE New home

(2) APPLICANT Marc McAtlin TYPE OF HOME PROPOSED: + 9' retaining wall  
 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't 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS B 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 [Signature] Date 9/2/03

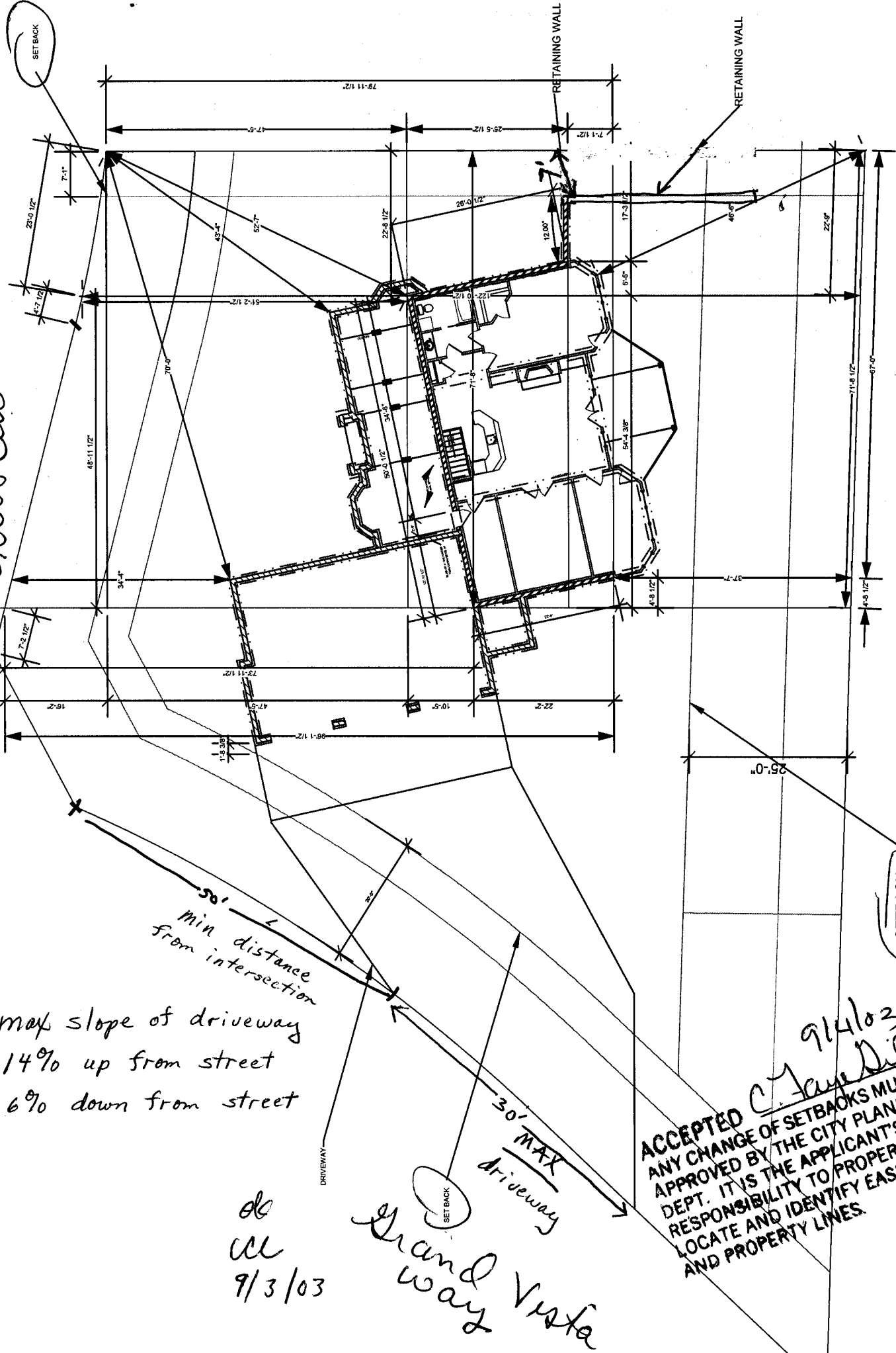
Department Approval [Signature] Date 9/4/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16522</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9/5/03</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)

Overview



9 SITE  
Scale: 1/8" = 1'-0"

50' min distance from intersection  
 max slope of driveway  
 14% up from street  
 6% down from street

do  
 uc  
 9/3/03

Grand Vista

ACCEPTED 9/14/03  
 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.

SETBACK

SETBACK

30' MAX driveway

DRIVEWAY

RETAINING WALL

RETAINING WALL

SETBACK