

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 89808



Your Bridge to a Better Community

BLDG ADDRESS 892 OVERVIEW RD SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2701-261-37-004 SQ. FT. OF EXISTING BLDGS Home 2100  
Gar 960

SUBDIVISION GRAND VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 3060

FILING 1 BLK 3 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER DAVE KROGH NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 180 Thomson Rd USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 241-9301 DESCRIPTION OF WORK & INTENDED USE NEW HOME

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

(2) ADDRESS 563 Village Way

(2) TELEPHONE 250-8563

**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)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 7' from PL, Rear 25' from PL  
 Parking Req't 2

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

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 \_\_\_\_\_

Department Approval [Signature] Date 6/6/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>76156</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6-6-03</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)

Haase & Associates, Inc  
563 Village Way  
Grand Junction, CO  
May 12, 2003

Project:  
892 Overview Road  
2701-261-37-004  
Lot 4, Blk 3 Filing 1  
Grand Vista Sub.

Scale: 1" = 30'

6/6/03  
ACCEPTED *C. Jay Nelson*  
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.

