

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 891008



Your Bridge to a Better Community

total 302.00

BLDG ADDRESS 899 Overview SQ. FT. OF PROPOSED BLDGS/ADDITION 3,500.

TAX SCHEDULE NO. 2701-261-35-028 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 3,500

FILING 1 BLK 1 LOT 28

NO. OF DWELLING UNITS;
 Before: 0 After: 1 this Construction

(1) OWNER SAME

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS _____

USE OF EXISTING BUILDINGS New Residence

(1) TELEPHONE _____

DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT Justin James

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

(2) ADDRESS 574 Greenfield Cir. E.

(2) TELEPHONE 970-640-0958

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 NO _____

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS 12 TRAFFIC 13 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 Justin James

Date 5-20-03

Department Approval NA Gayle Henderson

Date 5-23-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>107</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/23/03</u>

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

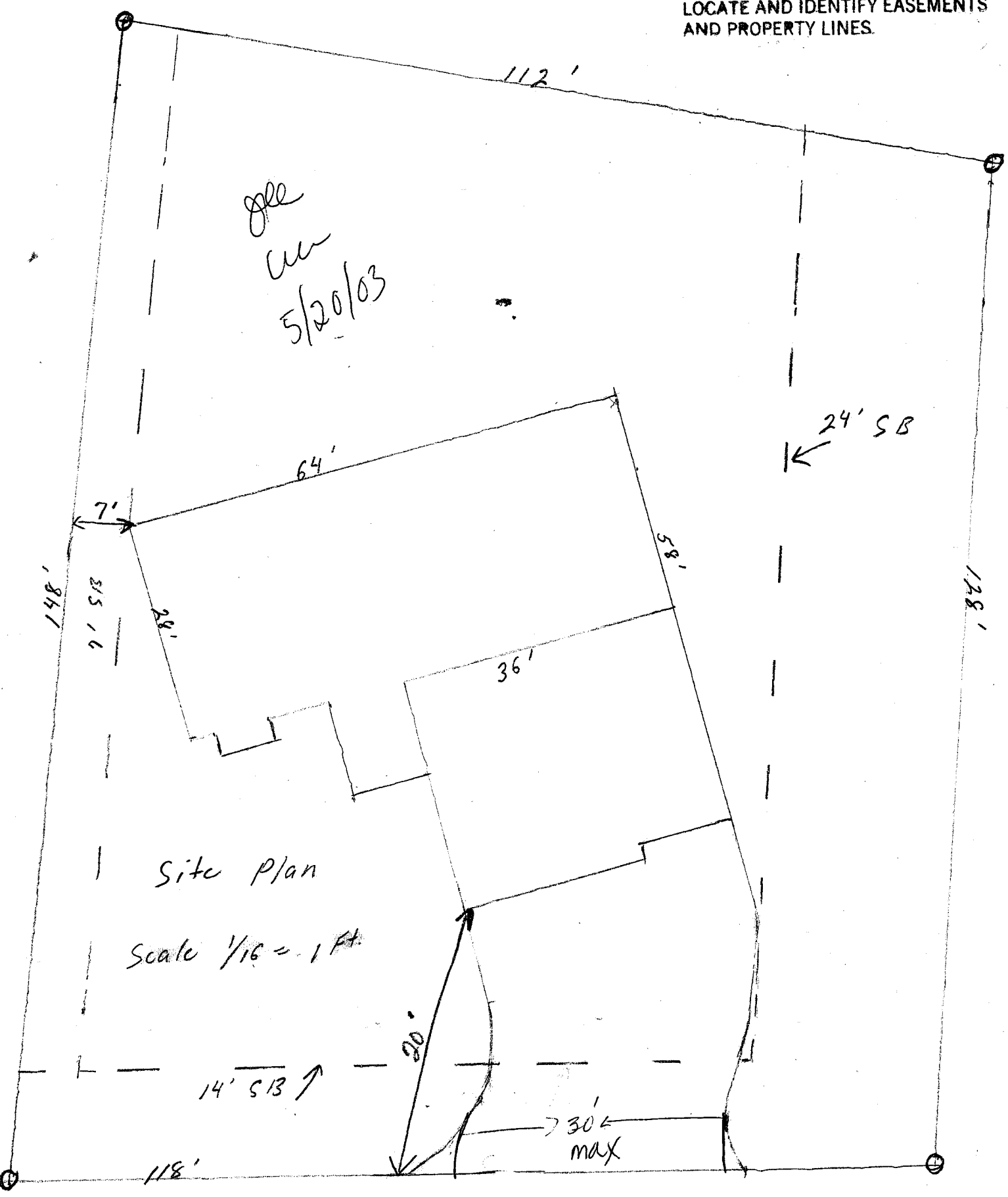
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2,850 Sq Ft

5-23-03

ACCEPTED Hayleen Henderson
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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5/20/03



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