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 TCP \$ Ø
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 7852744416
PO Box 897 outlook Ct.
 Parcel No. 2701-261-35-014
 Subdivision Grand Vista Sub
 Filing _____ Block 1 Lot 14

No. of Existing Bldgs 2291 No. Proposed 910
 Sq. Ft. of Existing Bldgs 2291 Sq. Ft. Proposed 96
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Paul + Betty Dowdell
 Address Mail P.O. Box 1030
 City / State / Zip Clifton, Co - 81520

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): shed

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 241-5020

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>RSF-4</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 _____
 Department Approval C. J. Hail Date 5/24/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Shed</u>
Utility Accounting <u>Ø / nover</u>	Date <u>5/24/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

78'-10 1/2"

10' irr. easement
over S3

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.

5/22/04
City Hall

Greenwood
8x10
Shed
Painted Brown
22'-0 1/2"

5' x 11' Shed
Painted Brown
+ Sheds to Match
New
7'-0 1/2" x 11'-0 1/2" Shed
of wood & Leafed

New Double 11746 Sq Ft
897 out of 0.270 Acre

241-5026

7-11-1997 OUTLOOK SITE 4042/2/2003 02:25:02 AM WPLEB/REVIEW/PLANNING/FRM PROJ/018

