

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

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

BLDG PERMIT NO. _____

Building Address 892 OVERVIEW RD
 Parcel No. 2701-201-37-004
 Subdivision GRAND VISTA
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed STORAGE SHED = 1
 Sq. Ft. of Existing Bldgs 2080 Sq. Ft. Proposed 120 FT²
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2080 + 120 = 2200

OWNER INFORMATION:

Name KROGH - DAVE
 Address 892 OVERVIEW RD
 City / State / Zip GRAND Jct. CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name KROGH - DAVE
 Address 892 OVERVIEW RD
 City / State / Zip GRAND Jct, CO - 81506
 Telephone 970-245-5312

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): BUILT ON SITE

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 RSF-4 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO
 Side 3' from PL Rear 5' from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' 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 [Signature] Date MAY - 10 - 2004
 Department Approval [Signature] Date 5/10/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>5/10/04</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)

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

ACCEPTED *C. J. Faye Hall*
 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.

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

Permit # _____
 05-10-2004

Scale: 1" = 30'

SHED - BUILT ON SKIDS - 4'x4'
 10' x 12' = 120 FT²
 LOCATION NORTH SIDE

