

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 608 Viewpoint Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 114 sq. ft.  
TAX SCHEDULE NO. 2945-024-03-003 SQ. FT. OF EXISTING BLDGS 4,472 sq. ft.  
SUBDIVISION View Point Amended TOTAL SQ. FT. OF EXISTING & PROPOSED 4,586 sq. ft.  
FILING \_\_\_\_\_ BLK 1 LOT 3 NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction  
(1) OWNER John + Lori Ferguson NO. OF BUILDINGS ON PARCEL  
Before: 2 After: 3 this Construction  
(1) ADDRESS 608 Viewpoint Drive USE OF EXISTING BUILDINGS 1 dwelling 1 detached garage  
(1) TELEPHONE 254-8082 DESCRIPTION OF WORK & INTENDED USE Storage shed  
(2) APPLICANT John + Lori Ferguson TYPE OF HOME PROPOSED:  
(2) ADDRESS 608 Viewpoint Drive \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
(2) TELEPHONE 254-8082 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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'/25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 7'/3' from PL, Rear 25'/5' from PL Parking Req'mt 2  
Maximum Height 35' Special Conditions \_\_\_\_\_  
CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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 John Ferguson Date 09/16/04  
Department Approval Gayle Henderson Date 9-16-04

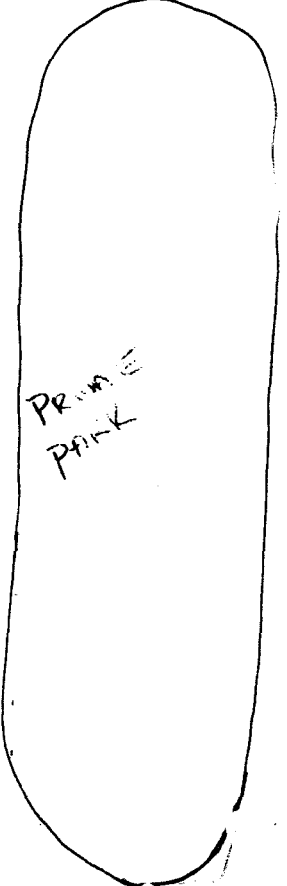
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No _____
Utility Accounting	<u>Debbie O'Connell</u>		Date <u>9/16/04</u>

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

608 VIEWPOINT DRIVE  
GRAND JUNCTION CO 81506  
FERGUSON RESIDENCE  
9/04

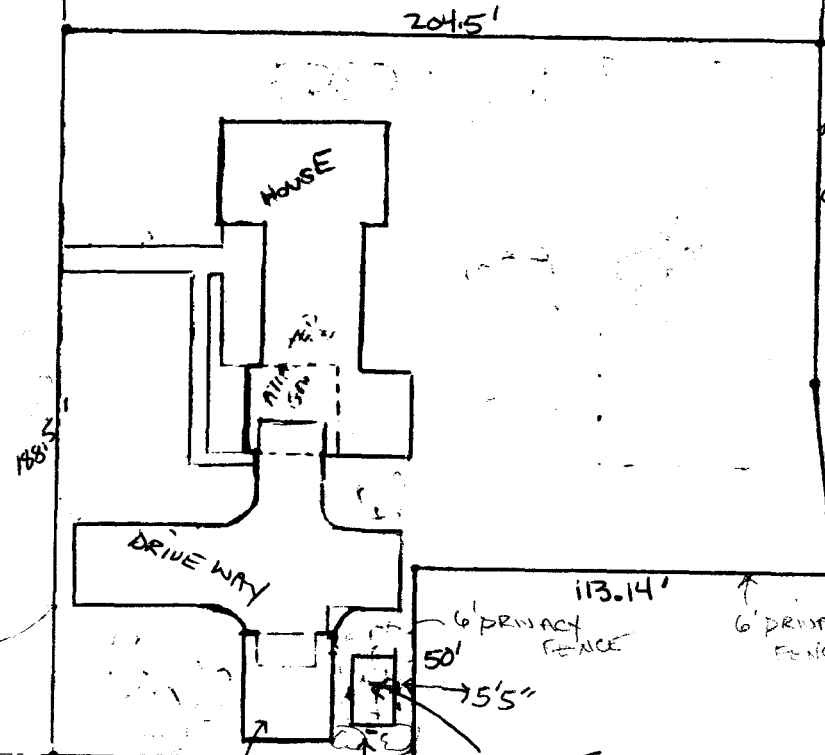


50'



PRIME  
PINK

VIEWPOINT  
DRIVE



6' PRIVACY  
FENCE

96.35'

26 3/4  
ROAD

48.37'

113.14'

6' PRIVACY  
FENCE

50'

75'5"

6' PRIVACY  
FENCE

96'

DETACHED GARAGE  
04x26

3'  
CHAIN  
LINK  
FENCE

PROPOSED  
12' x 9' 6"  
SITED  
(SEE LARGER  
SCALE DRAWING)

9-16-04

ACCEPTED *Gayle 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.