

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

83423-40960

Building Address 895 Overview Rd

No. of Existing Bldgs 1

No. Proposed 1

Parcel No. 2701-261-35-026

Sq. Ft. of Existing Bldgs 3755

Sq. Ft. Proposed 750

Subdivision Grand Vista

Sq. Ft. of Lot / Parcel _____

Filing 1 Block 1 Lot 26

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure 16'

OWNER INFORMATION:

Name Steven Swihart

DESCRIPTION OF WORK & INTENDED USE:

Address 895 Overview Rd

New Single Family Home (*check type below)

City / State / Zip Grand Jct. CO 81506

Interior Remodel

Addition

Other (please specify): Detached Garage 2nd

APPLICANT INFORMATION:

Name Same as owner

***TYPE OF HOME PROPOSED:**

Address _____

Site Built

Manufactured Home (UBC)

City / State / Zip _____

NOTES: _____

Telephone 245-4901

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 _____

Side 7'/3' from PL Rear 25'/5' from PL

Parking Requirement 2

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 Steven Swihart Date 5-25-05

Department Approval Dayleen Henderson Date 5-25-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Garage</u>
Utility Accounting <u>(initials)</u>	Date <u>5/25/05</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)

6/10/05
CFM

IMPROVEMENT LOCATION CERTIFICATE

895 OVERVIEW ROAD

5-25-05

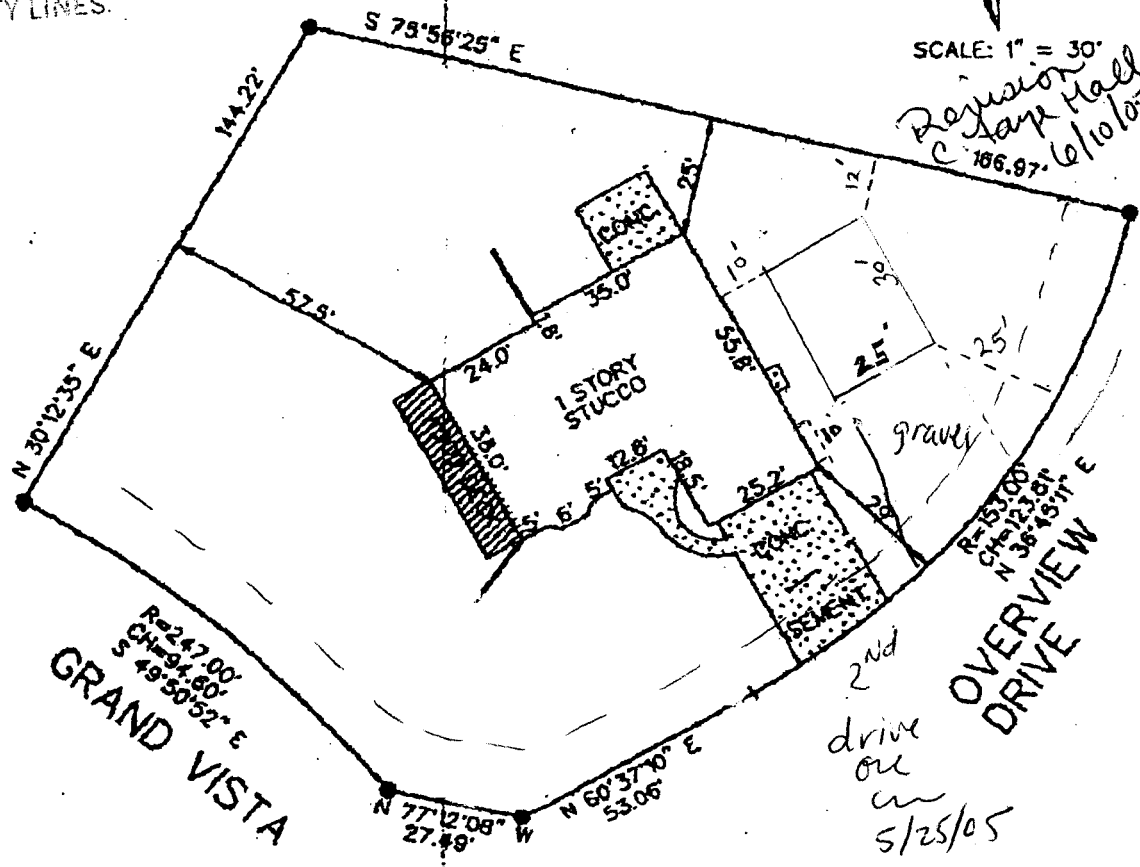
Gayles, Henderson

ABSTRACT & TITLE #910784
 CRAIN ACCOUNT
 LOT 26 IN BLOCK 1 OF GRAND VISTA SUBDIVISION.
 FILING NO. 1, MESA COUNTY, COLORADO.

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.



SCALE: 1" = 30'
Revision
Star Hall
C 106.97 6/10/05



Re: 247.00
 S 49°50'52" E
GRAND VISTA

OVERVIEW DRIVE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR STERLING INVESTMENT THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THE DATE 8/8/03 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

● = FOUND PIN



KENNETH L. GLENN
 R.L.S. 12770
 PHONE: 970-245-3777 FAX: 245-4847

SURVEYIT



by GLENN

MAILING:
 2754 COMPASS DRIVE
 SUITE 105
 GRAND JUNCTION, CO. 81506

SURVEYED BY:	J.G.
DRAWN BY:	J.G.
REVISION:	

DATE SURVEYED:	8/8/03
DATE DRAWN:	8/8/03
SCALE:	