

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____

Building Address 608 VIEWPOINT DR.
 Parcel No. 2945-024-03-003
 Subdivision VIEW POINT SUBDIVISION
 Filing 1 Block 1 Lot 3

No. of Existing Bldgs 3 No. Proposed 0
 Sq. Ft. of Existing Bldgs 4081 ± Sq. Ft. Proposed 69 FT
 Sq. Ft. of Lot / Parcel 34,848 ±
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 8300 SF ± / 8300 SF ± PROPOSED
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name JOHN AND LORI FERGUSON
 Address 608 VIEWPOINT DR.
 City / State / Zip GRAND JUNCTION, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): COVERED PATIO; PATIO 7'6" PRE-EXISTING JUST COVER IT 11.8' x ROOF. ALSO RE-ROOF ENTIRE RESID. STRUCTURE.

APPLICANT INFORMATION:

Name SAME AS ABOVE
 Address _____
 City / State / Zip _____
 Telephone 970-254-8082

***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 <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	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).

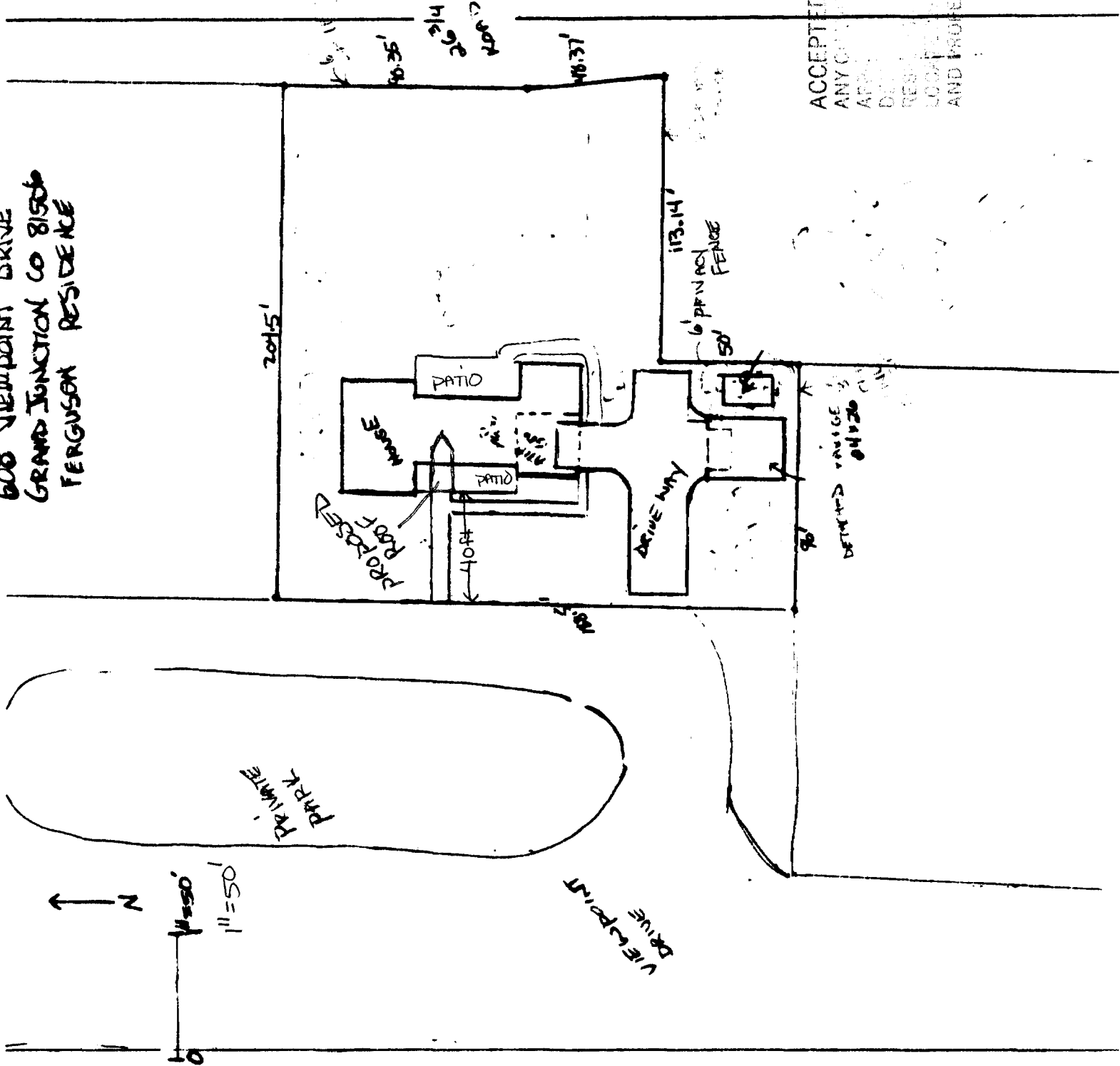
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 03/14/05
 Department Approval [Signature] Date 3/14/05

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>3/14/05</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)

608 VIEWPOINT DRIVE
GRAND JUNCTION CO 81506
FERGUSON RESIDENCE



ACCEPTED Blawie 3/14/05
ANY CHANGES OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT OFFICERS
DESIGNER IS NOT RESPONSIBLE FOR
LOCAL ORDINANCES IDENTIFY EASEMENTS
AND PROPERTY LINES