

83650-47264
PLANNING CLEARANCE

BLDG PERMIT NO. _____

FEE \$ 10.00
TCP \$ ~~1587.00~~ \$H
SIF \$ ~~466.00~~ \$H

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 892 OVERVIEW RD
Parcel No. 2701-261-37-004
Subdivision GRAND VISTA
Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 1
Sq. Ft. of Existing Bldgs 2080 Ft² Sq. Ft. Proposed 176
Sq. Ft. of Lot / Parcel 2176
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure 8'

OWNER INFORMATION:

Name KROGH-D.R.
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-D.R.
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): SHED

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>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'25"</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7'3"</u> from PL Rear <u>25'5"</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>B</u>	Driveway Location Approval <u>DH</u> (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 D. Krogh Date 11-02-07

Department Approval DH Paul Hornbeck Date 11/5/07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>Shed only</u>
Utility Accounting <u>Datte Kover</u>	Date <u>11-5-7</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)

