

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

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

p74

BLDG PERMIT NO.

744 28-41974

Building Address 894 overview Rd
 Parcel No. 2701-261-37-003
 Subdivision Grand Vista
 Filing 1 Block 3 Lot 3

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs ~2915 Sq. Ft. Proposed 600 #
 Sq. Ft. of Lot / Parcel 371
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 14

OWNER INFORMATION:

Name Eric Daugherty
 Address 894 overview Rd
 City / State / Zip GS CO 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Covered carport 20' x 30'
new concrete slab, steel frame structure, same
30,000 shingles as the home, detached, gutters.

APPLICANT INFORMATION:

Name _____
 Address same
 City / State / Zip _____
 Telephone 254-0802

***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>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 _____ NO <input checked="" 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 <u>ACCO approval req'd</u>		
Voting District _____	Driveway Location Approval _____		
	(Engineer's Initials)		

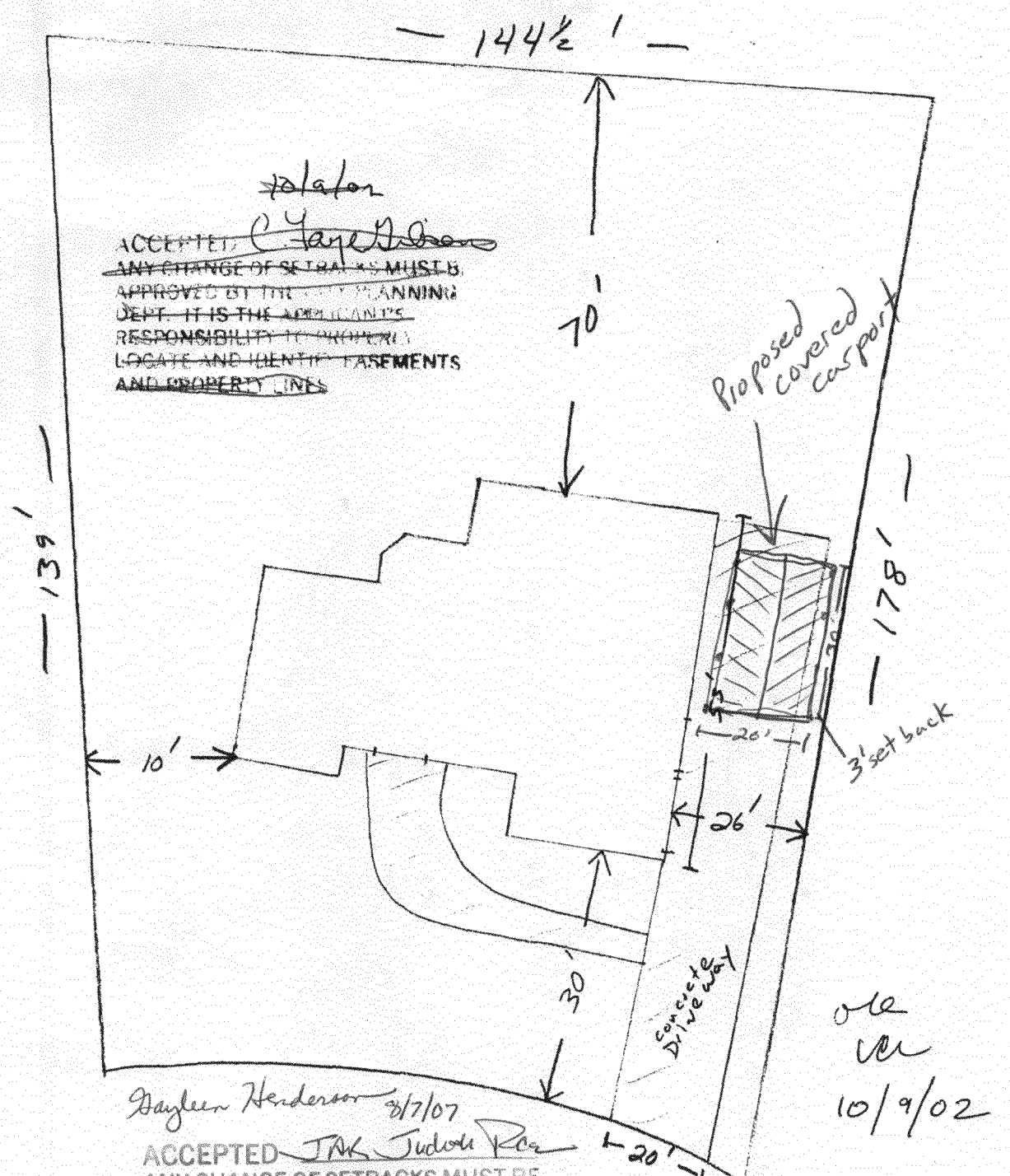
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 8-7-07
 Department Approval JAR Eudora Fox BH Date 8-7-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO change</u>
Utility Accounting <u>[Signature]</u>	Date <u>8-21-07</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)



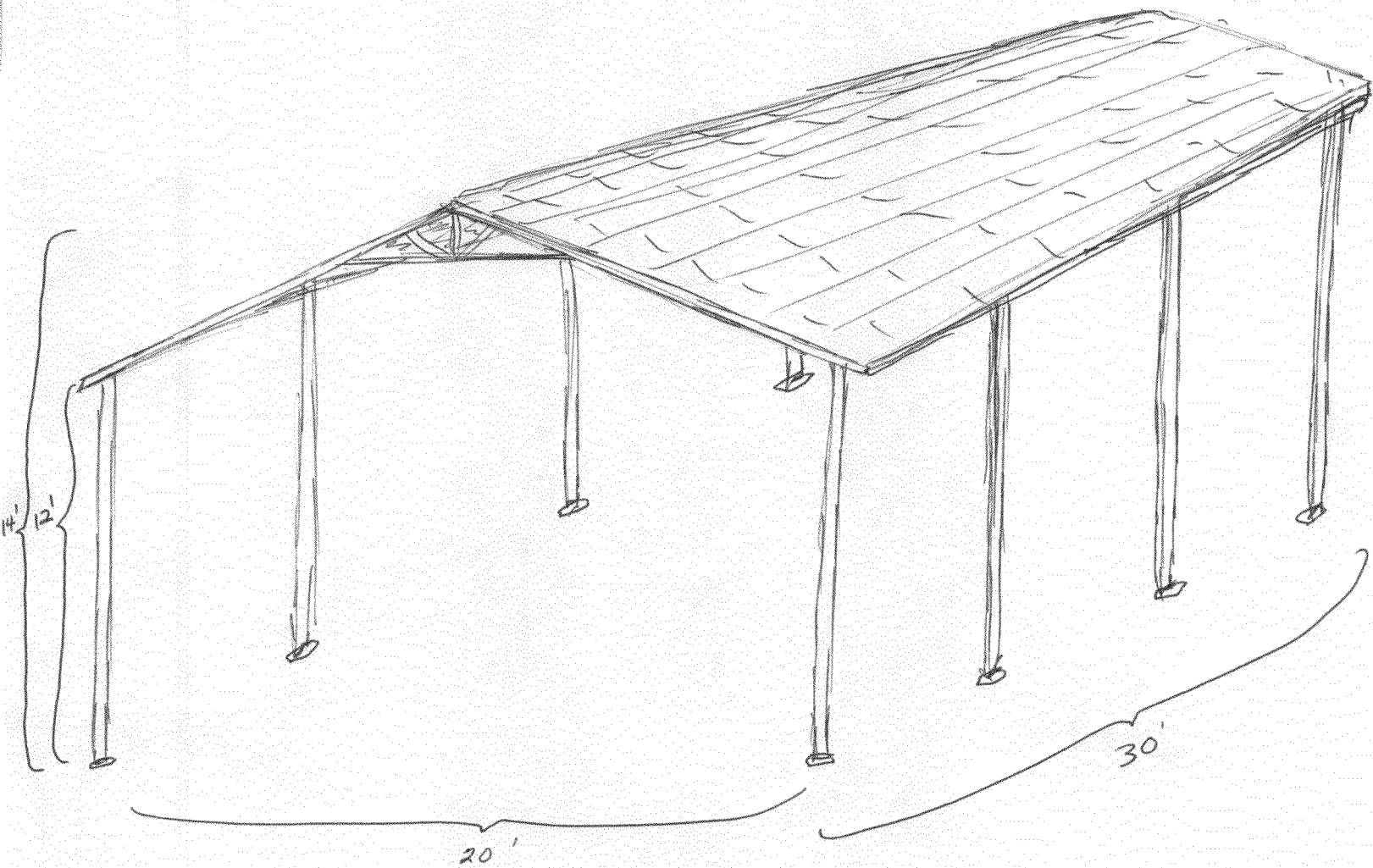
~~ACCEPTED: C. Janet [Signature]~~
~~ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.~~

Dayleen Henderson 8/7/07
 ACCEPTED JAK Judoki [Signature]
 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.

OK
 OK
 10/9/02

894 overview Rd

Proposed Carport



- 4" steel square tube anchored in concrete slab.
- shingles will match the home.
- gutters on both eaves
- fascia will be painted the same color as the house trim.