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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

BLDG PERMIT NO.

42990-0

Building Address 897 Overview  
 Parcel No. 270126135027  
 Subdivision Grand Vista  
 Filing 1 Block 27 Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 2300 Sq. Ft. Proposed 190  
 Sq. Ft. of Lot / Parcel 19340  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3514  
 Height of Proposed Structure 12'

**OWNER INFORMATION:**

Name Matthew Deeths  
 Address 897 Overview  
 City / State / Grand Junction, Co.

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name K&B Enterprises  
 Address 2525 HighCountry Ct.  
 City / State / Grand Junction, Co.  
 Telephone 970-245-2046

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: Sun room no bathroom on kitchen

**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 PLANNING STAFF			
ZONE	<u>R-4</u>	Maximum coverage of lot by structures	<u>50%</u>
SETBACKS: Front	<u>20</u> from property line (PL)	Permanent Foundation Required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side	<u>7</u> from PL	Rear	<u>25</u> from PL
Maximum Height of Structure(s)	<u>40'</u>	Floodplain Certificate Required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Voting District	Driveway Location Approval _____	Parking Requirement	_____
(Engineer's Initials)		Special Conditions	_____

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Ann L. Harris Date 7-28-10  
 Planning Approval Pat Dunlop Date 7/28/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>rosewater/water</u>
Utility Accounting	<u>AR</u>	Date	<u>7/28/10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# 897 Overview Dr



SCALE 1 : 312



ACCEPTED *Patricia Lee 7/28/10*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.

