

FEE \$ 10.00
 TCP \$ 500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. 83354



Your Bridge to a Better Community

BLDG ADDRESS 2655 Grand Vista Blvd. Grand Jct, Co. 81506 FT. OF PROPOSED BLDGS/ADDITION 1800 #

TAX SCHEDULE NO. 2701-210-00-702 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 1800 #

FILING 1 BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Desert Edge

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS PO Box 60206

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 970-243-3363

DESCRIPTION OF WORK & INTENDED USE new construct.

(2) APPLICANT Desert Edge

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)

(2) ADDRESS PO Box 60206

_____ Manufactured Home (HUD)

(2) TELEPHONE 970-243-3363

_____ Other (please specify) _____

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' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS 10 TRAFFIC 13 ANN# _____

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 2/27/02

Department Approval [Signature]

Date 3/1/02

| | | | |
|--|---|----------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO _____ | W/O No. <u>14626</u> |
| Utility Accounting <u>Overholt</u> | Date <u>3/1/02</u> | | |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

(970) 243-3363
Fax (970) 257-9323

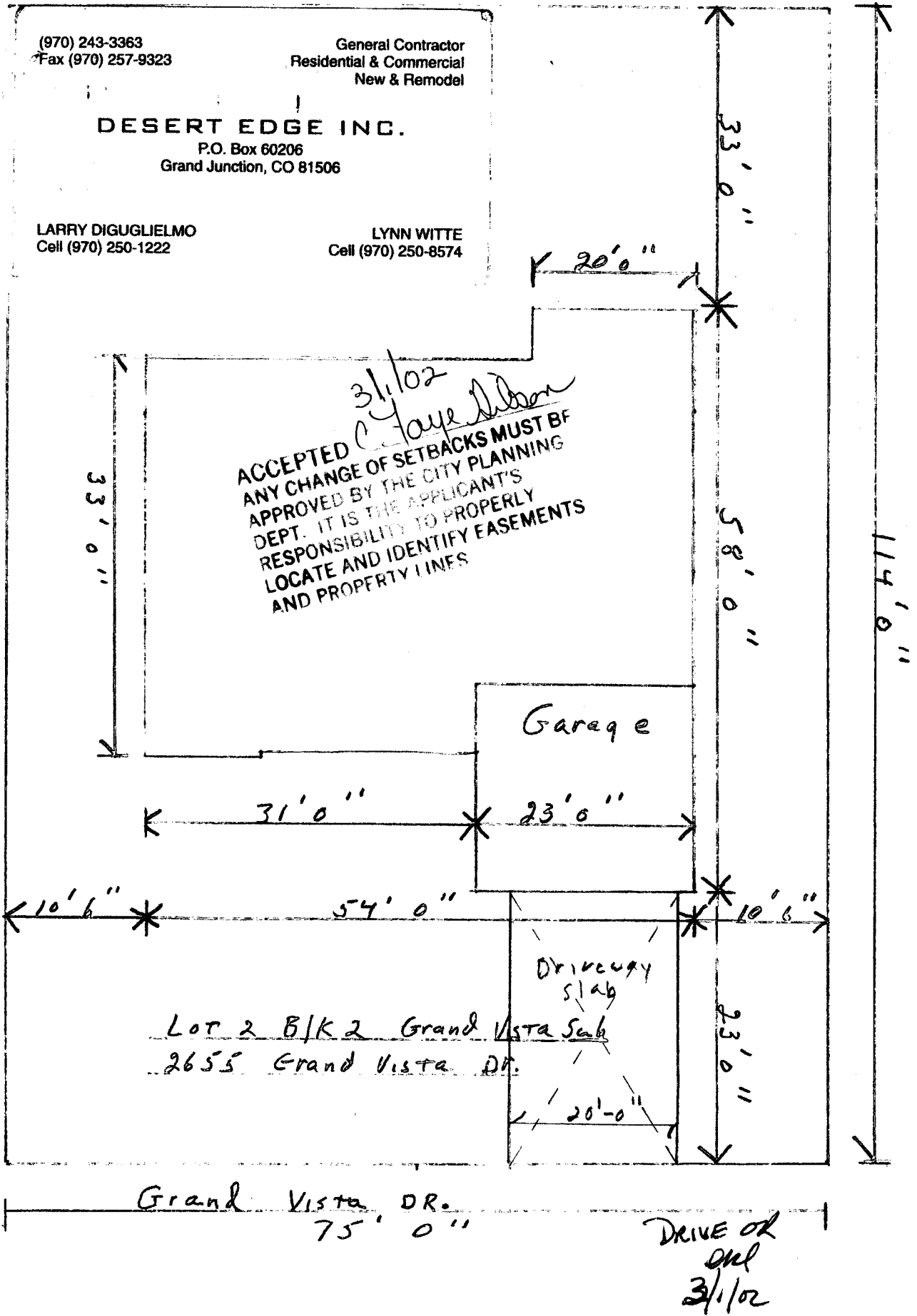
General Contractor
Residential & Commercial
New & Remodel

DESERT EDGE INC.

P.O. Box 60206
Grand Junction, CO 81506

LARRY DIGUGLIELMO
Cell (970) 250-1222

LYNN WITTE
Cell (970) 250-8574



— NOT TO SCALE —