

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 85343



Your Bridge to a Better Community

BLDG ADDRESS 2659 Grand Vista Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1947  
 TAX SCHEDULE NO. 2701-261-36-004 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 1947  
 FILING 1 BLK 2 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Nancy Gunn  
 Rifle, CO.  
 (1) ADDRESS 552 Clarkson Ave USE OF EXISTING BUILDINGS Res. dwelling  
 (1) TELEPHONE 970-948-3845 New construction  
 DESCRIPTION OF WORK & INTENDED USE Res. Dwelling  
 (2) APPLICANT Quality Mtn. Homes  
 Rifle, CO. TYPE OF HOME PROPOSED:  
 (2) ADDRESS 552 Clarkson Ave  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 (2) TELEPHONE 948-9941  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) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 16 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 Nancy Gunn Date 7.8.02  
 Department Approval Faye Gunn Date 7/12/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15091</u>
Utility Accounting	<u>UBenseley</u>		Date <u>7/12/02</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)

**GENERAL NOTES:**

1. ALL WORK SHALL CONFORM WITH ALL MESA COUNTY CODES AND ORDINANCES, AND THE 2000 INTERNATIONAL RESIDENTIAL CODE (I.R.C.), 1998 INTERNATIONAL ENERGY CODE (I.E.C.), 1999 N.E.C., AND 2000 U.P.C.
2. ALL WORK SHALL BE IN OCCORDANCE WITH ALL OF THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING STUDY BY GEOTECHNICAL ENGINEERING GROUP DATED JUNE 4, 2002.
3. PROVIDE SURFACE DRAINAGE PER THE RECOMMENDATIONS OF THE ABOVE REFERENCED GEOTECHNICAL ENGINEERING STUDY.
4. PROVIDE ATTIC VENTILATION BY RIDGE, SOFFIT AND EAVE END VENTS TO MEET THE REQUIREMENTS OF THE I.R.C.
5. PROVIDE UNDER FLOOR VENTILATION IN CRAWL SPACE PER I.R.C.
6. PROVIDE SMOKE DETECTORS (HARDWIRE AND BATTERY BACKUP). A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.

**PROJECT DESCRIPTION**

OCCUPANCY: R-3 RESIDENTIAL WITH U-1 GARAGE  
 TYPE OF CONSTRUCTION: TYPE V-N  
 W/ 1-HR CONSTRUCTION AT GARAGE INTERIOR WALLS & CEILING

PROPOSED BUILDING AREA:  
 HEATED 1503 S.F.  
 GARAGE 444 S.F.  
 TOTAL AREA 1947 S.F.

LOT AREA: 8576 SQUARE FEET  
 LOT COVERAGE: 2243 SQ. FT.

LEGAL DESCRIPTION:  
 GRAND VISTA SUBDIVISION, FILING 1  
 BLOCK 2, LOT 04  
 2659 GRAND VISTA DRIVE

ACCEPTED  
 BY CHANGE OF SETBACKS MUST BE COVERED BY THE CITY PLANNING DEPARTMENT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES  
 7/12/02  
 [Signature]

