

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

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

BLDG PERMIT NO. 85896



Your Bridge to a Better Community

BLDG ADDRESS 2661 Grand Vista Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 2530 w/Garage

TAX SCHEDULE NO. 2701-261-36-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 2530 w/Garage

FILING 1 BLK 2 LOT 5 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Desert Edge I LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS PO Box 60206
Grand Junction CO 81506

(1) TELEPHONE 970-243-3363 USE OF EXISTING BUILDINGS Single Family Residence

(2) APPLICANT Desert Edge Inc DESCRIPTION OF WORK & INTENDED USE New Constr.
Single Family Residence

(2) ADDRESS PO Box 60206 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 970 970-243-3363

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 5090

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 30' 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 [Signature] Date 8/15/02

Department Approval [Signature] Date 8-26-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15244</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/28/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Grand Vista DR. DRIVE OK
SH 8/16/02

LOT 5 BLK 2
2661 Grand Vista Dr.

CONCRETE FOUNDATION

GAR

8.28.02
ACCEPTED Gayle Henderson
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

7'-5"

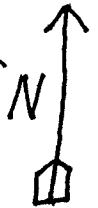
95'-0"

7'-0"

7'-5"

129.74'

59'-4"



114.92'

30'-0"

60'-0"

NOT TO SCALE

7'-0", SL