

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

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

BLDG PERMIT NO. 86734



Your Bridge to a Better Community

BLDG ADDRESS 2665 GrandVista Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 2400 A

TAX SCHEDULE NO. 2701-261-36-007 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Grand Vista Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK 2 LOT 7

NO. OF DWELLING UNITS:
Before: 0 After: _____ this Construction

(1) OWNER Fernando Florel

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

(1) ADDRESS 275 30 Road

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 201 1419

DESCRIPTION OF WORK & INTENDED USE NOA residence

(2) APPLICANT Tass Crow

TYPE OF HOME PROPOSED:
Site Built _____ Manufactured Home (UBC) NOV 25 2002 TB

(2) ADDRESS 527 28 1/2 Road GJ CO 81504

Manufactured Home (HUD) _____
Other (please specify) _____

(2) TELEPHONE 234 2618

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 X NO _____

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS 10 TRAFFIC 13 ANNEX# _____

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 Tass Crow Date 10-15-02

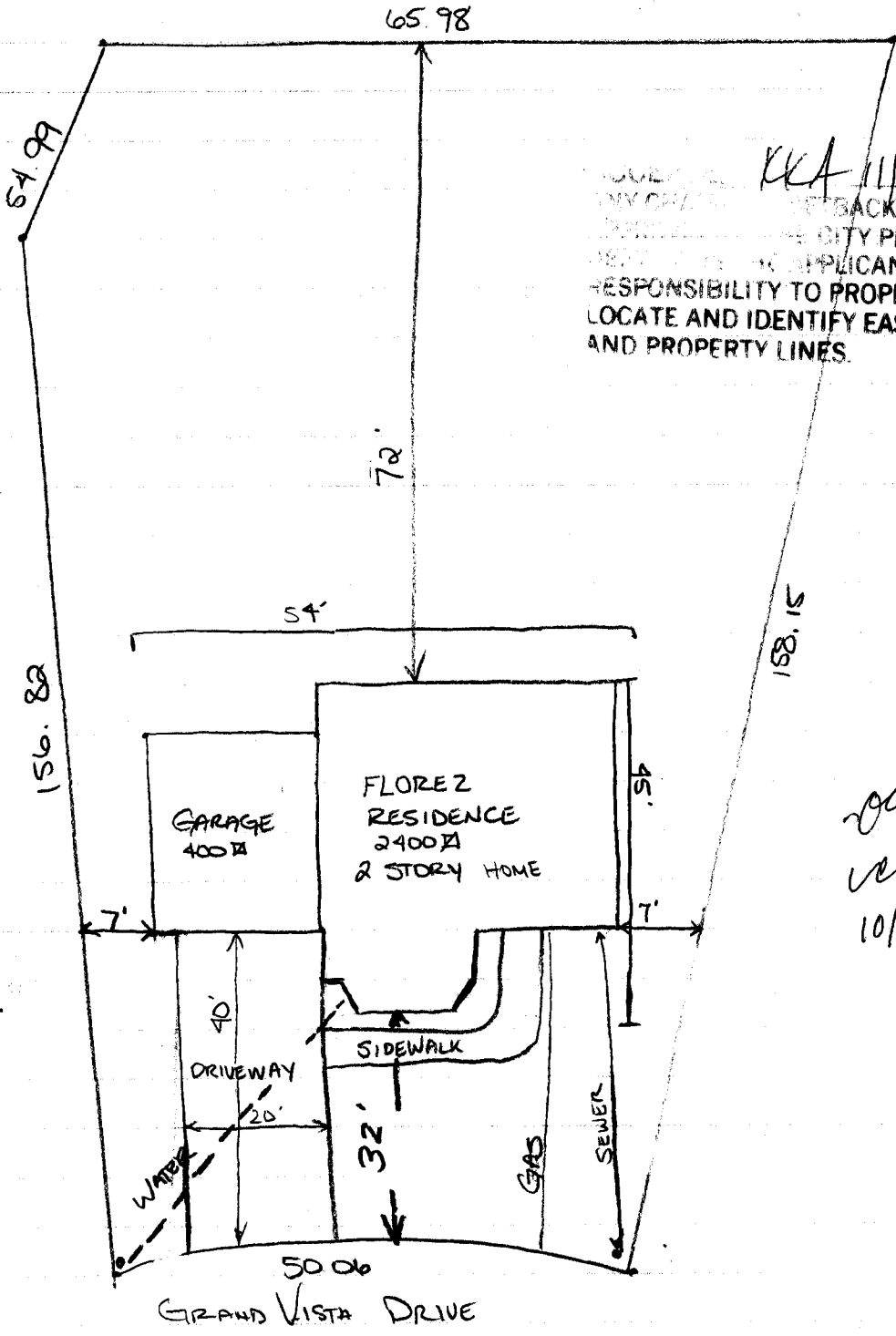
Department Approval Ib. Kintey / A. Abbeck Date 11/26/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15517</u>
Utility Accounting	<u>L. Bensley</u>		Date <u>11/26/02</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)

2665 GRAND VISTA DRIVE
 GRAND VISTA SUBDIVISION
 GRAND CO. COLO.
 FERNANDO & MARNI FLOREZ PROJECT



KKA 11/26/02
 ANY OTHER COMMENTS OR FEEDBACKS MUST BE
 SUBMITTED TO THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

OK
 OK
 10/15/02