

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

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

BLDG PERMIT NO. 83586



Your Bridge to a Better Community

BLDG ADDRESS 891 Grand Vista Ways SQ. FT. OF PROPOSED BLDGS/ADDITION 2647 (Living) 733 (Garage)

TAX SCHEDULE NO. 2701-261-00-702 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Grand Vista Sub, Filing #1 TOTAL SQ. FT. OF EXISTING & PROPOSED 3380

FILING 1 BLK 2 LOT 14 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER Todd + Corey Von Burg NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 2250 Signal Rock Ct USE OF EXISTING BUILDINGS VACANT LAND Residential single family

(1) TELEPHONE 970 245-8853 DESCRIPTION OF WORK & INTENDED USE Personal Residential home

(2) APPLICANT Todd Von Burg - Builder TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) Other (please specify) PH

(2) ADDRESS 2250 Signal Rock Ct HAR 10 2002

(2) TELEPHONE 970 245-8853

*** 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 Todd Von Burg Date 2/28/02

Department Approval BT Gaylen Henderson Date 3-18-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14667</u>
Utility Accounting <u>C. Bensley</u>	Date <u>3/18/02</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)

FODD + Korey Von Burg

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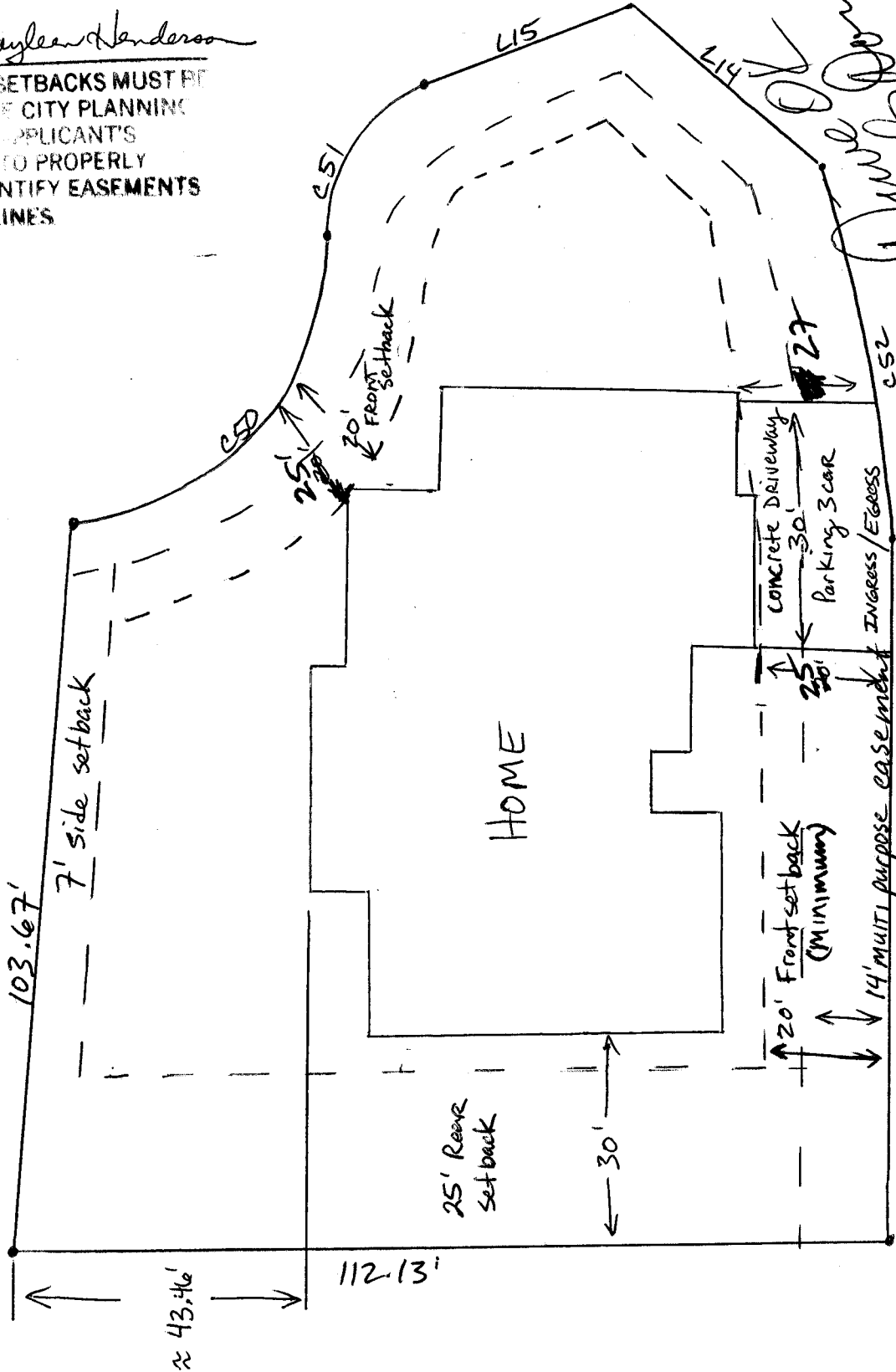
891 Grand Vista Way
Lot 14, Block 2

318-02

ACCEPTED

Gayle & Anderson

REQUIREMENT OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



Handwritten signature and date:
Daryl D...
April 16, 2016

FRONT