

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) PAN

(2) ADDRESS 2250 Signal Rock Ct MAR 18 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 BH 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)

7000 F. Corey Von Burg



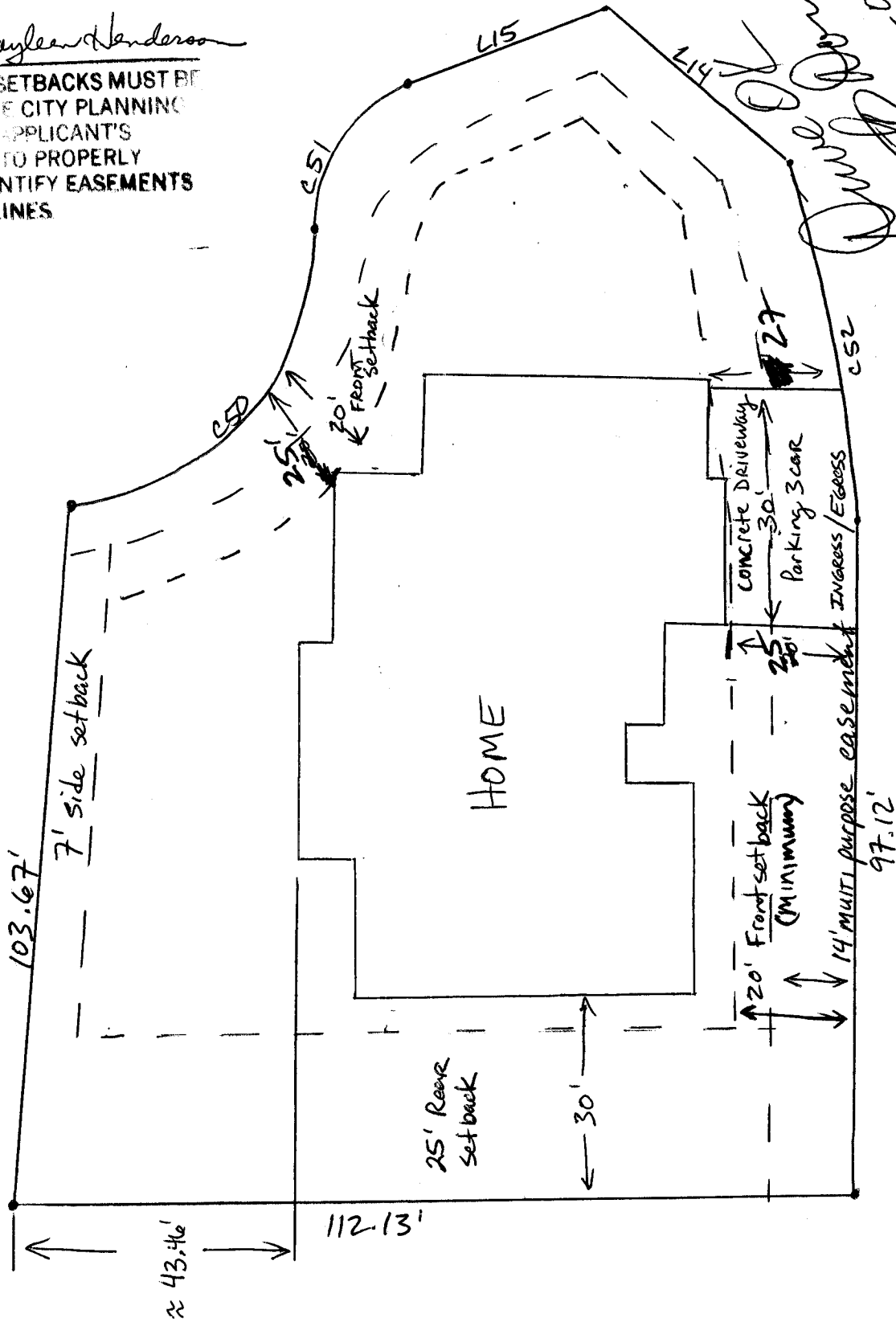
891 Grand Vista Way
Lot 14, Block 2

318-02

ACCEPTED *Daylene Henderson*

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

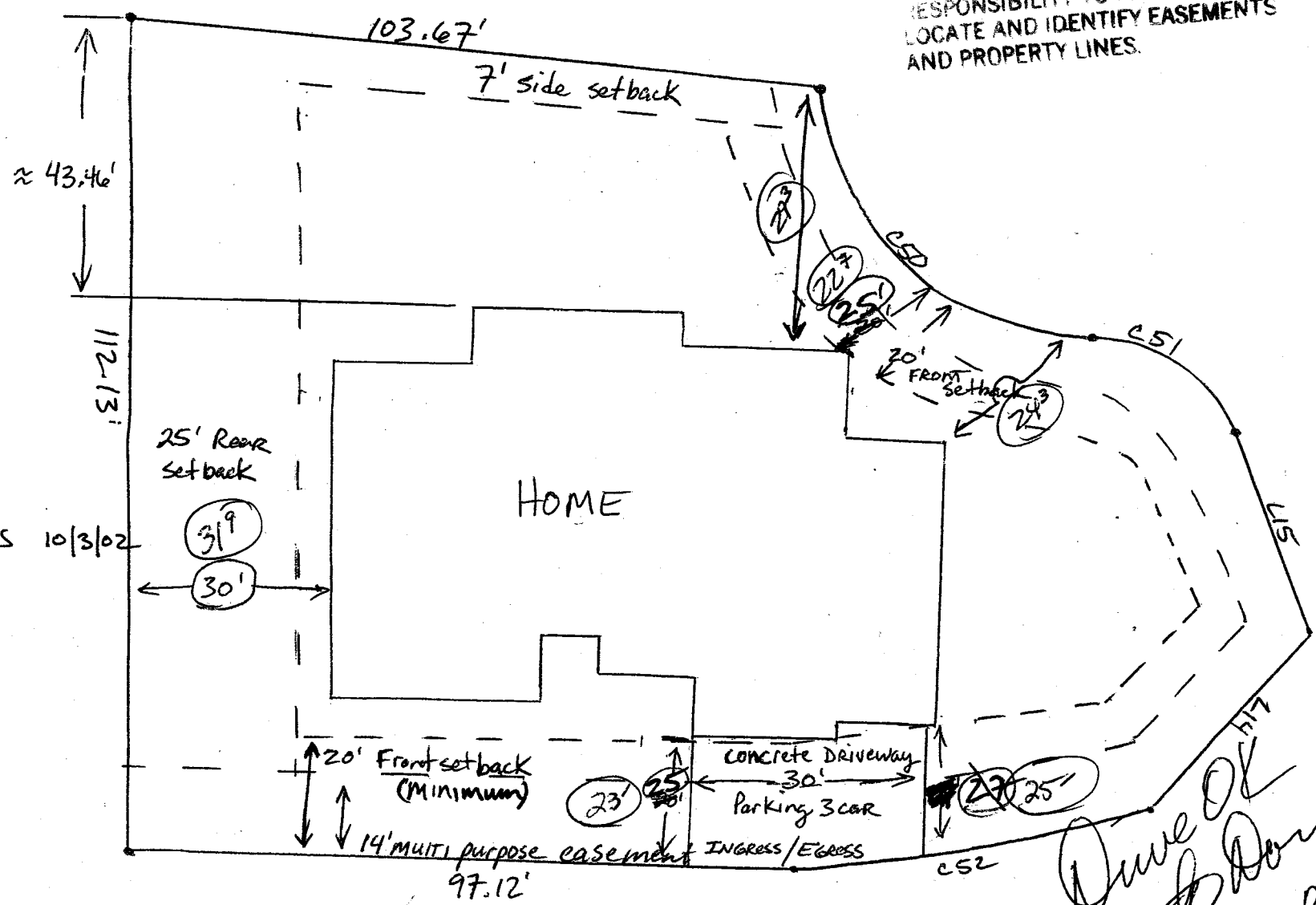
Handwritten signature and date: Daylene Henderson 10/23/16



FRONT

1000 + Corey Van Burg

10-3-02 Revised
ACCEPTED Gayle Henderson
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



Red circles 10/3/02

N

891 Grand Vista Way
Lot 14, Block 2

Dave O'Neil
Trent Dorn
3-14-02

FRONT