

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

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

BLDG PERMIT NO. 83819



Your Bridge to a Better Community

Handwritten initials/signature

BLDG ADDRESS 895 Trappers Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2104

TAX SCHEDULE NO. 2701-261-00-702 SQ. FT. OF EXISTING BLDGS NONE

SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 2104

FILING _____ BLK 1 LOT 2

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Brad & Serena Stieg

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS ~~1282~~ 1276, 18 1/2 Rd

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE Fruita, Co 81521
970-858-9877

DESCRIPTION OF WORK & INTENDED USE Single family residence

(2) APPLICANT Same

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 NO _____

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 *Brad Stieg*

Date 3/25/02

Department Approval *Pat Bushman*

Date 3-27-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14687</u>
Utility Accounting	<u><i>Dotie Karaver</i></u>	Date	<u>3/27/02</u>

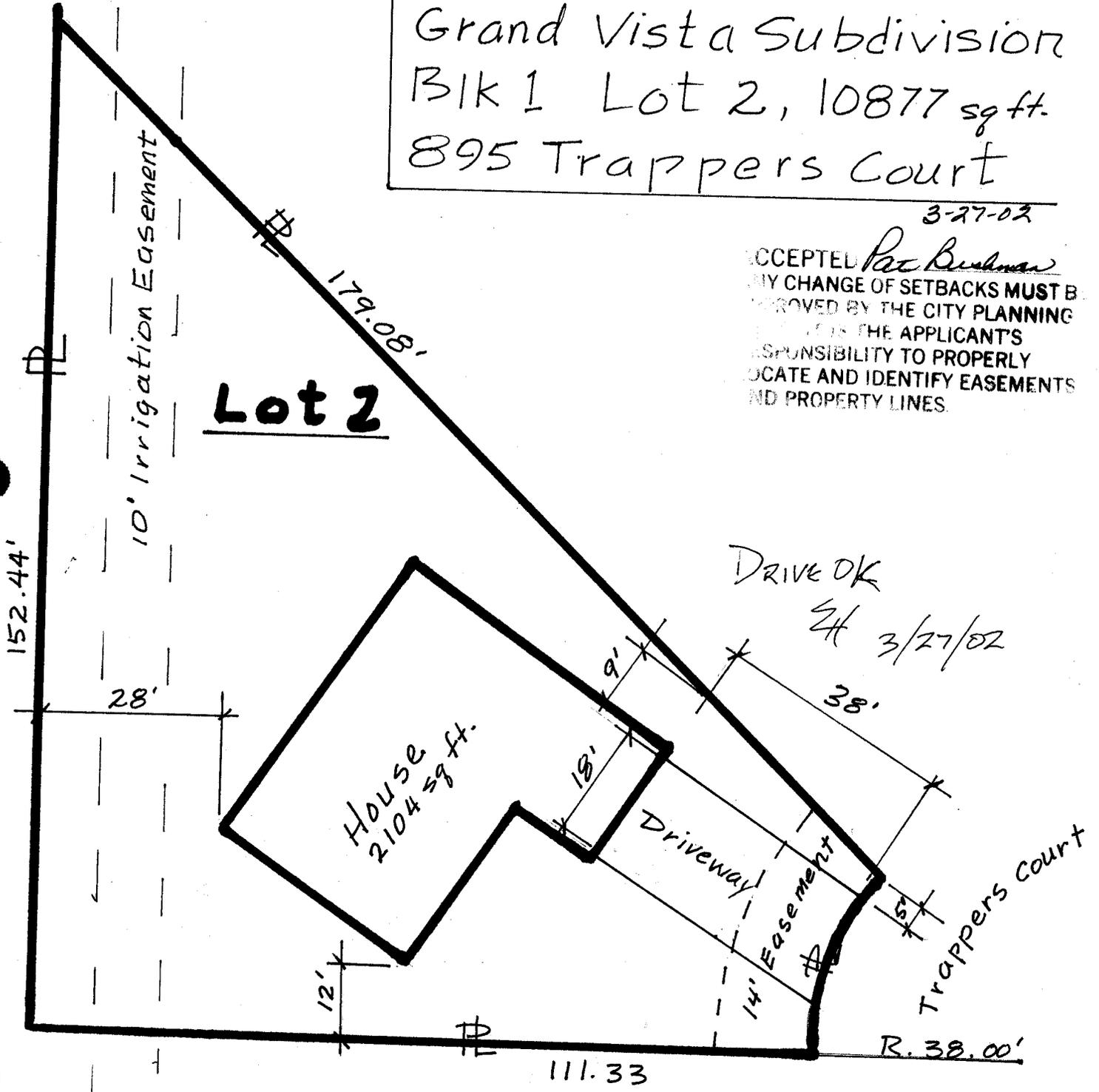
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

Grand Vista Subdivision
Blk 1 Lot 2, 10877 sq ft.
895 Trappers Court

3-27-02

ACCEPTED *Pat Budman*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



Brad Stieg 970-858-9877