

FEE \$ <u>10.00</u>
TCP \$ <u>None</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 864 Grand Vista Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1,822
 TAX SCHEDULE NO. 2701-261-42-019 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 1,822
 FILING 2 BLK 3 LOT 19 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Brandon/Victoria Ray NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 731 Wigdon USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 254-0278 DESCRIPTION OF WORK & INTENDED USE Single family residential home
 (2) APPLICANT J.G. Molzahn Const. Inc. TYPE OF HOME PROPOSED:
 (2) ADDRESS 3020 Bodcliff Ave Site Built Manufactured Home (UBC)
 (2) TELEPHONE 434-6069 Manufactured Home (HUD)
 Other (please specify) _____

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 20/25 from property line (PL) B Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 7/3 from PL, Rear 25/5 from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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 Celane M. Ray Date 10-23-03
 Department Approval NA Y/Ishe Wagner Date 10/27/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16673</u>
Utility Accounting <u>Manual</u>	Date <u>10/27/03</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)

BLOCK 3

864 Grand Vista Drive
Lot 19, Block 3, Filing 2
Grand Vista Subdivision

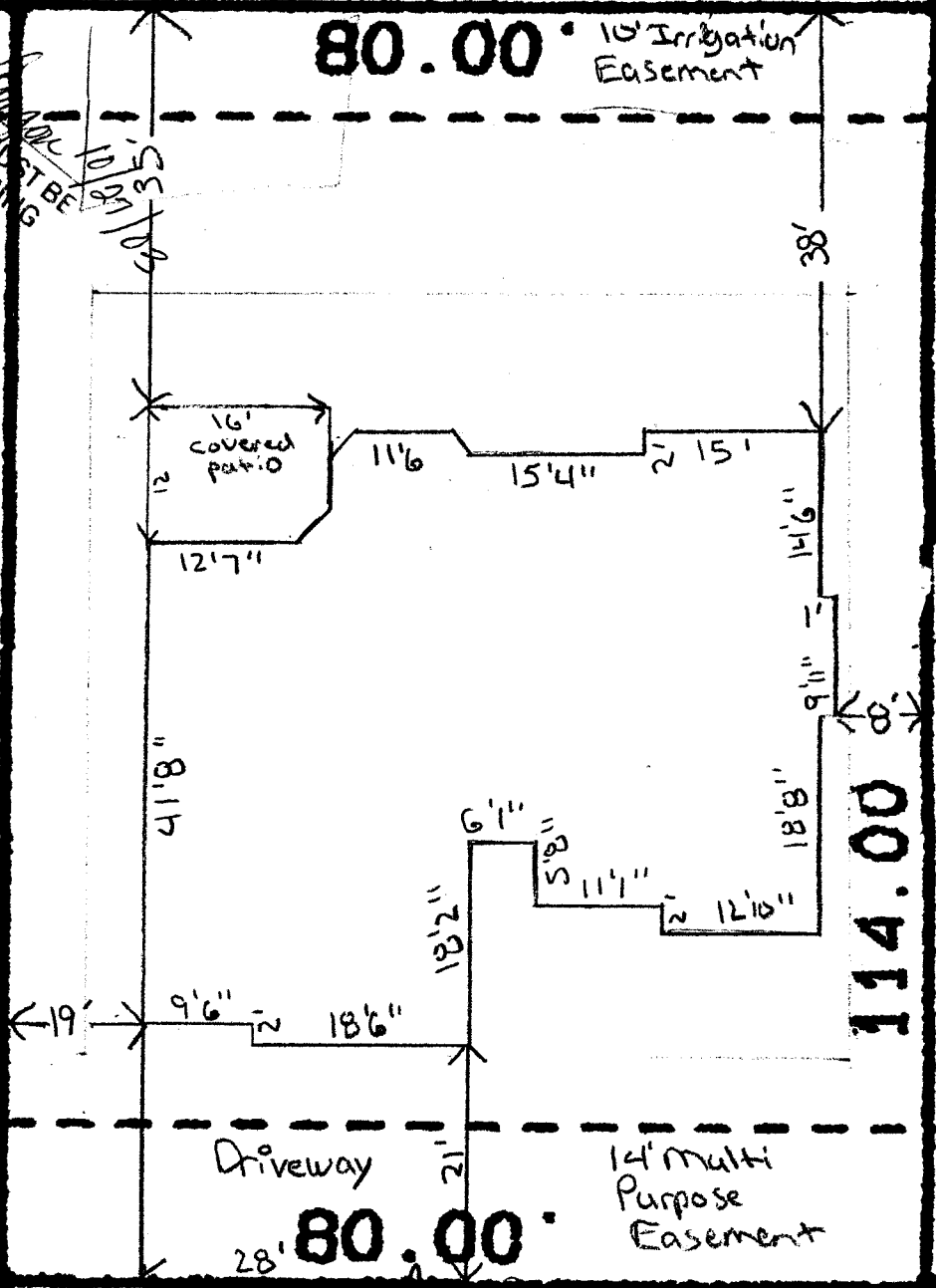
233.0

5.00'

80.00' 10' Irrigation Easement

9087 SQ FT
0.208 ACRES

114.00' S 89° 54' 52" E



N

Initial

over 10/24/03

[Handwritten signature]

N00°01'40"E 469.90'

44'