

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

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures) 0
Community Development Department

BLDG PERMIT NO. 90729



Building Address 2654 Grand Vista Dr. No. of Existing Bldgs 0 Proposed 1
 Parcel No. 2701-261-35010 Sq. Ft. of Existing Bldgs 0 Proposed 2600 +/-
 Subdivision Grand Vista Sq. Ft. of Lot / Parcel 10,000
 Filing 1 Block 1 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3096

OWNER INFORMATION:

Name Desert Edge, Inc.
 Address P.O. Box 60206
 City / State / Zip Grand Jct, Co. 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Desert Edge, Inc.
 Address P.O. Box 60206
 City / State / Zip Grand Jct, Co. 81506
 Telephone 970-243-3363

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>B</u> Driveway Location Approval _____ (Engineer's Initials)	

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).

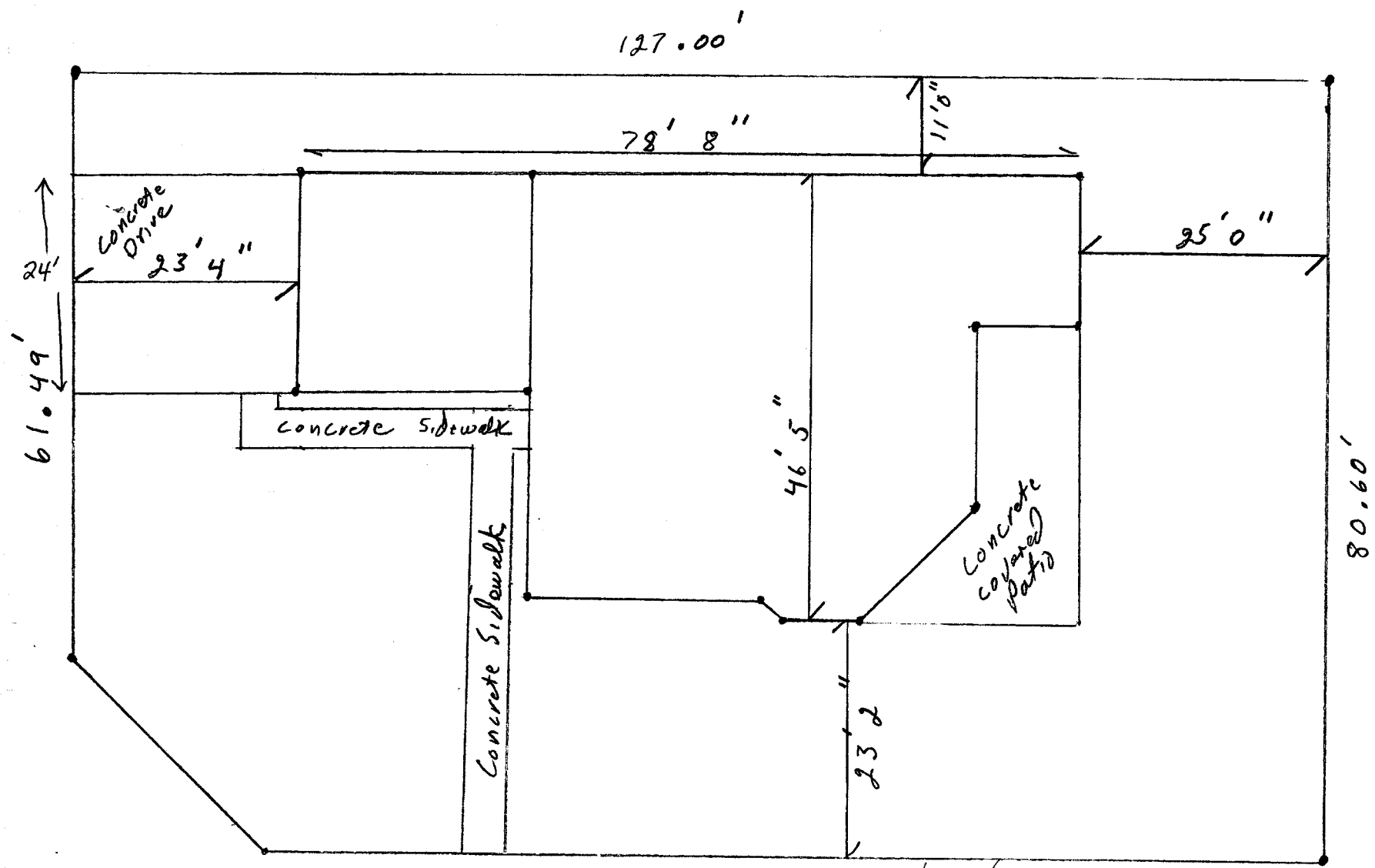
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Lynn White Date 8/5/03
 Department Approval Bill White Date 8/13/03

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>6430</u>
Utility Accounting <u>Donovan</u>	Date <u>8/13/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

TRAPPERS COURT



8/15/03
W
ble

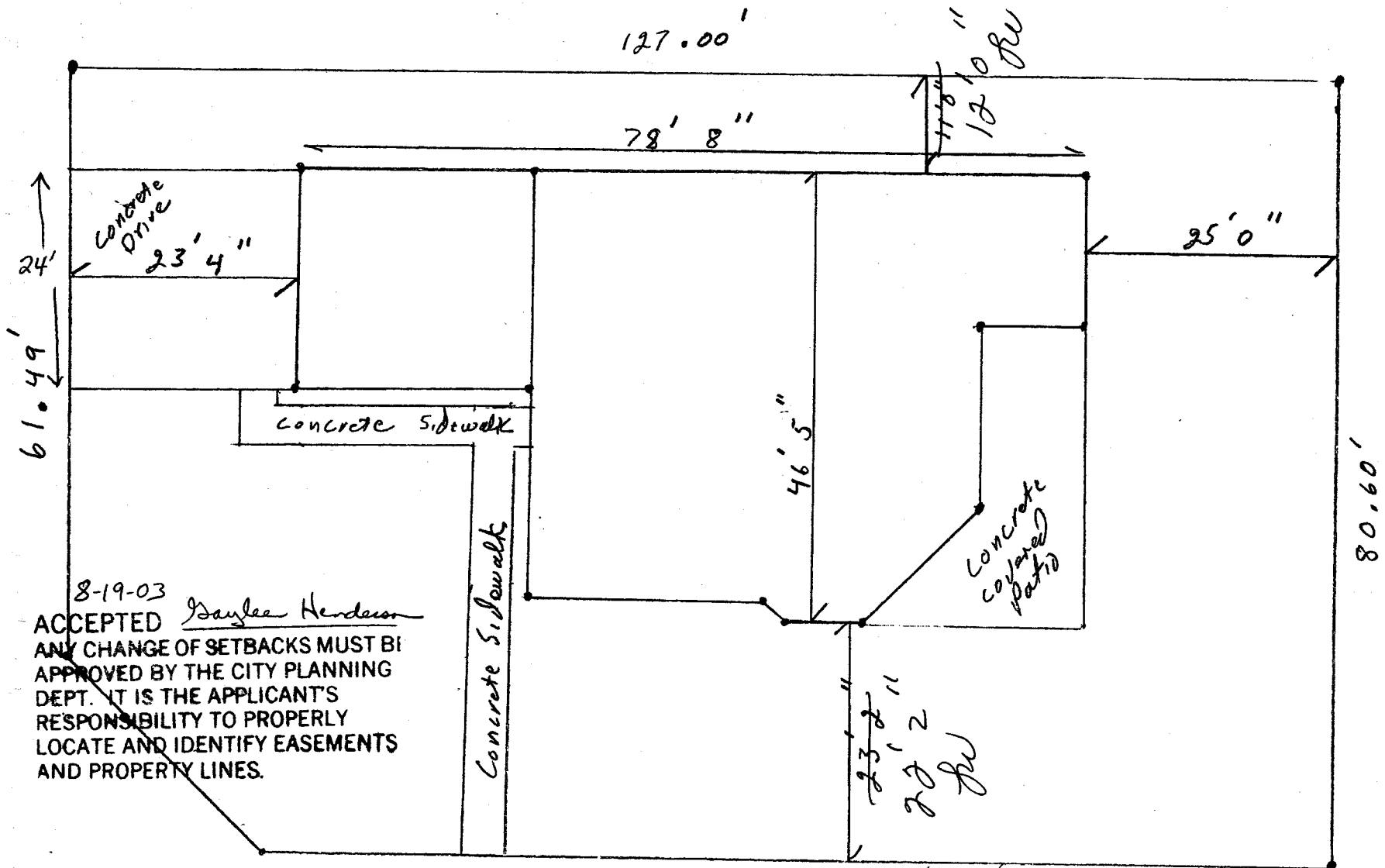
108.49'
Grand Vista Drive

ACCEPTED *Alisa Hagan* 8/13/03
 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.

2654 Grand Vista Dr.
 Desert Edge, Inc.
 P.O. Box 60206
 Grand Junction, CO 81506

2701 261 35010
 Lot 10 BK1

TRAPPERS COURT



8-19-03
 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.

Concrete Sidewalk

Concrete covered patio

ble
 WK
 8/5/03

108.49'
 Grand Vista Drive

ACCEPTED Alisa Chagon 8/13/03
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 Desert Edge, Inc.
 P.O. Box 60206
 Grand Junction, CO 81506

2701 261 35010
 1-27-10-011