

FEE \$	10.00
TCP \$	None
SIF \$	292.00

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

BLDG PERMIT NO. 90910



Building Address 851 Grand Vista Way
 Parcel No. 2701-261-43-005
 Subdivision Grand Vista
 Filing 2 Block 4 Lot 5

No. of Existing Bldgs None Proposed 1
 Sq. Ft. of Existing Bldgs NA Proposed 1816
 Sq. Ft. of Lot / Parcel 8721
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 8616 w/ garage

OWNER INFORMATION:

Name Sonshine H Const & Dev
 Address 2350 S Rd
 City / State / Zip GJ CO 81521

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Sonshine H Const & Dev
 Address 2350 S Rd
 City / State / Zip GJ CO 81521
 Telephone 255-8853

***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>R8F-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
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 [Signature] Date Aug 14-03
 Department Approval [Signature] Date 9-10-03

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>16544</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/10/03</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)

multi-purpose easement
86.07'

GRAND VISTA WAY



GRAPHIC SCALE 1"=40'
44.85' C61

5.00'

75.00'

Lot 3
8625 Sq Ft
0.198 Acre

115.00' S89°58'20"E

115.00' S89°58'20"E

851
GRAND VISTA
WAY

LUXOR GR
LOT 5 BLOCK 4

Lot 6
11181 Sq Ft
0.257 Acre

121.85' N73°41'56"E

192.36' N53°31'15"E

75.00'

75.00'

92.60'

10' int. easement 13.95'

NO DISTURBANCE EASEMENT
10' from top of bank on Leach Cre

ACCEPTED 9-10-03
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO CORRECTLY
LOCATE AND PROPERLY
AND PROPERLY

8/19/03
we
you

