

FEE \$	70.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 87933



Your Bridge to a Better Community

BLDG ADDRESS 855 Grand Vista Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1676
 new subdivision tax/ 2701-261-00-702
 TAX SCHEDULE NO. #s not available yet SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 1676
 FILING 2 BLK 4 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Katie & Ryan Lewis NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS _____ USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 241-0344 DESCRIPTION OF WORK & INTENDED USE Single Family residential home
 (2) APPLICANT J.G. Madahn Const. Inc TYPE OF HOME PROPOSED:
 (2) ADDRESS 3020 Brookcliff Ave. Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 434-6069 _____ 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' 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 _____ TRAFFIC _____ ANNEX# _____

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 Adam E. Madahn Date 1-23-02
 Department Approval J.G. Madahn Date 1/28/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15659</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/28/03</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)

