

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

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

BLDG PERMIT NO. \_\_\_\_\_



Building Address 861 Grand Vista way  
Parcel No. 2701-261-36028  
Subdivision Grand Vista  
Filing 2 Block 2 Lot 14

No. of Existing Bldgs 0 Proposed 1  
Sq. Ft. of Existing Bldgs 0 Proposed 2343.94  
Sq. Ft. of Lot / Parcel 10,198 *1711.13 Gar.*  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3050

**OWNER INFORMATION:**

Name ~~John~~ John & Andrea Reece  
Address 2947 Bunting #3  
City / State / Zip Grand Jet Co 81504

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name John & Andrea Reece  
Address 2947 Bunting #3  
City / State / Zip Grand Jet, Co 81504  
Telephone (970) 263-7885

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
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 <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 <u>W</u> (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 Andrea Reece Date 12-12-03  
Department Approval F.H. C. Tapp Hall Date 12/26/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16854</u>
Utility Accounting	<u>Marshall Carl</u>		Date <u>12/26/03</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)

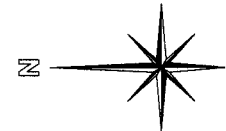
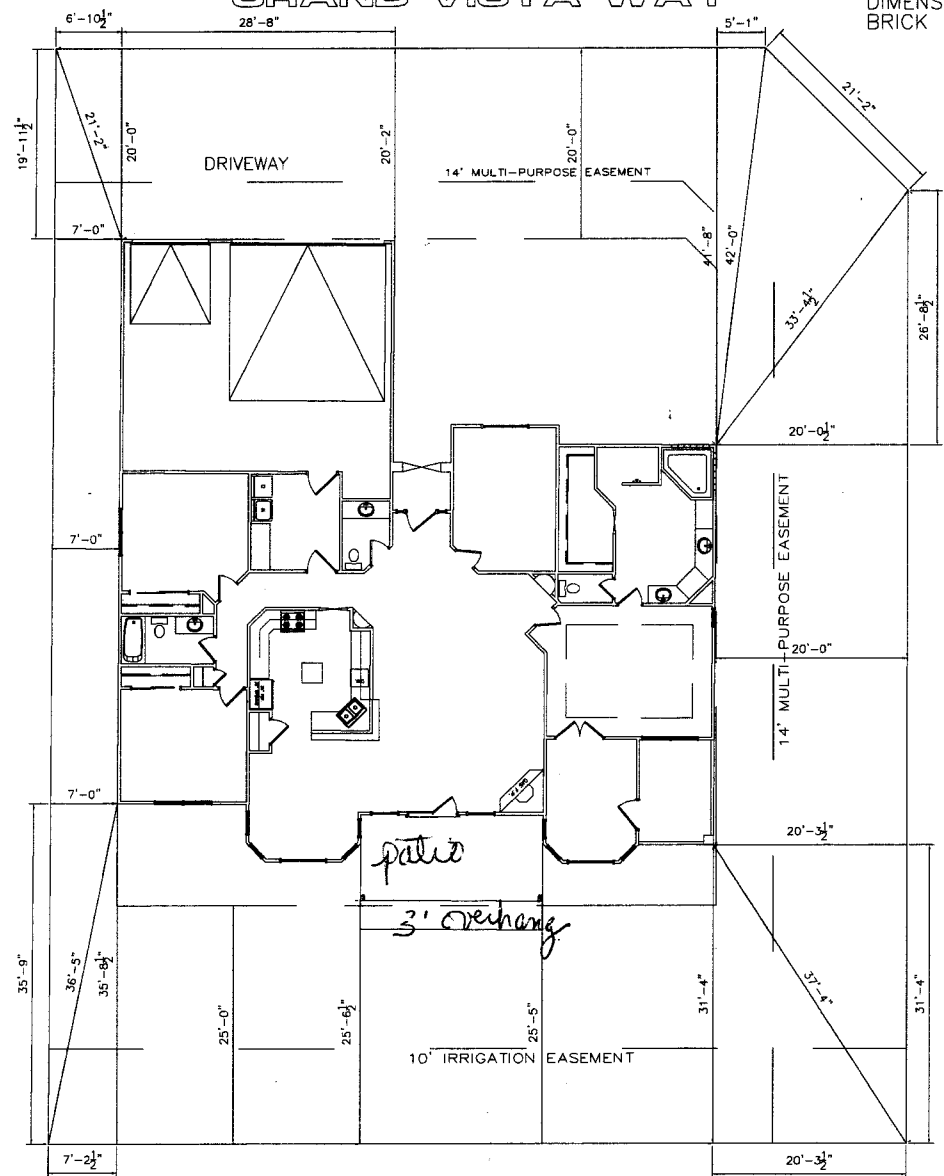
OTHER WISE NOTED.  
EASEMENTS.  
SEE SEPARATE DRAWINGS BY OTHERS

GRAND VISTA FILING 2  
BLOCK 2, LOT 14  
10198 Sq Ft  
0.234 Acre

NOTE:  
BUILDER TO VERIFY  
ALL SETBACK AND EASEMENT  
ENCROACHMENTS PRIOR  
TO CONSTRUCTION

DIMENSIONS PULLED FROM  
BRICK LEDGE SEE FLOORPLAN

GRAND VISTA WAY



*Can*  
*W*  
12/12/03

12/26/03  
ACCEPTED *Yare Hall*  
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.