

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

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

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



Your Bridge to a Better Community

①

BLDG ADDRESS 862 Grand Vista Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1,918

TAX SCHEDULE NO. 2701-261-42-020 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 1,918

FILING 2 BLK 3 LOT 20 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Kathy & Gerald Dechant NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 52 1/2 Shanne St. USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 434-4875 DESCRIPTION OF WORK & INTENDED USE Single Family residential home

(2) APPLICANT J.G. Mohrman Const, Inc. TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 3020 Brookcliff Ave

(2) TELEPHONE 434-6069

**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 B 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 Aidan G. Mohr Date 11-24-03

Department Approval Bill W. Shue Date 11/25/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>16768</u>
Utility Accounting			Date <u>11/25/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

3/22 = 1.50

CK 3

MVA

862 Grand Vista Way  
Lot 20, Block 3, Filing 2  
Grand Vista Subdivision

233.01' N00°01'40"E

80.00' 10' Irrigation Easement

ACCEPTED *Arden Progon* 11-25-03  
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.

114.00' S89°54'52"E

114.00' S89°54'52"E

2

(S)

90'

44'

GRAND VISTA WA

