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

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

BLDG PERMIT NO. 88568



Your Bridge to a Better Community

BLDG ADDRESS 806 Grand Vista Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1,783
 TAX SCHEDULE NO. None given new subdivision SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 1,783
 FILING 2 BLK 3 LOT 18 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Boyd & Maureen Arnold
 (1) ADDRESS 1401 E. Girard Ave. USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 303-548-1314 DESCRIPTION OF WORK & INTENDED USE Single family residential home
 (2) APPLICANT J.G. Molzahn Const. Inc. TYPE OF HOME PROPOSED:
 (2) ADDRESS 3020 Bookcliff Ave Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
 (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 _____ 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 Celane M. Mader Date 2-25-03
 Department Approval H. Gaylen Henderson Date 2-28-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15771</u>
Utility Accounting	<u>M. Cole</u>		Date <u>2/28/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

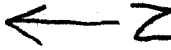
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

3/32 = 1.86

806 Grand Vista Way
Lot 18, Block 3, Filing 2
Grand Vista Subdivision

2-28-03

Dayle Henderson



ACCEPTED
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.

