

FEE \$	10.00
TCP \$	0
SIF \$	29200

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

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



Your Bridge to a Better Community

BLDG ADDRESS 869 GRAND VISTA WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 1752 Living 676 GARAGE

TAX SCHEDULE NO. 2701-261-36024 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION GRAND VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 2 BLK 2 LOT 10 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER ORELL NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 667 MARSHAL ST 8605 USE OF EXISTING BUILDINGS Single Family

(1) TELEPHONE 260 1390 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT Jody McPherson TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 128 S. Park St  
 (2) TELEPHONE 970 858 9089

**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 5090

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 \_\_\_\_\_

**PAID**  
**DEC 5**  
**2003**

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 12/04/03

Department Approval [Signature] Date 12/15/03

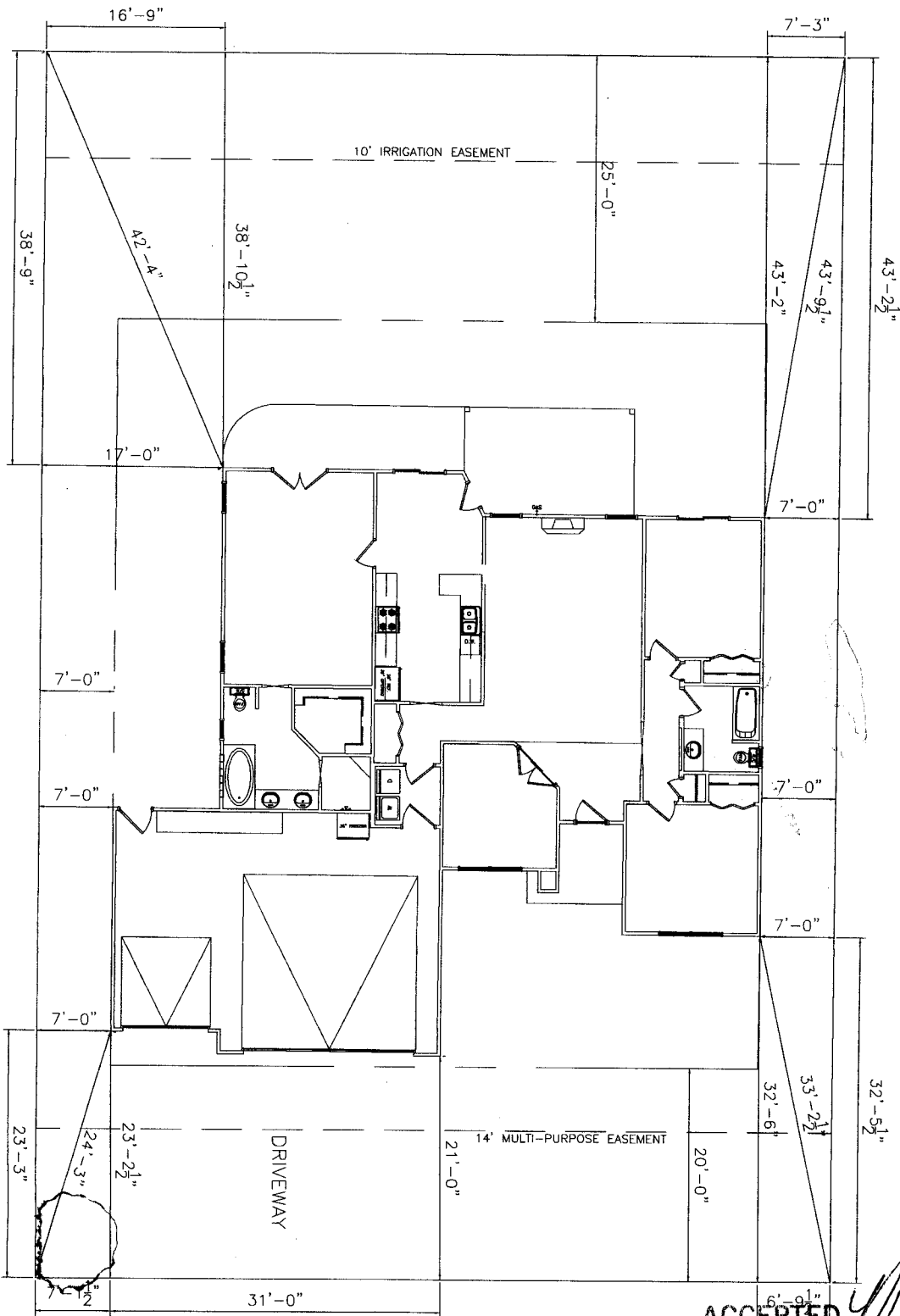
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16801</u>
Utility Accounting <u>[Signature]</u>	Date	<u>12/15/03</u>	

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

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

# GRAND VISTA

LOT 10  
BLOCK 2  
8625 SQ FT.



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

DRIVE O.K. 2/4 12/5/03

## GRAND VISTA WAY

ACCEPTED *Alisa Magor* 12/5/03  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.