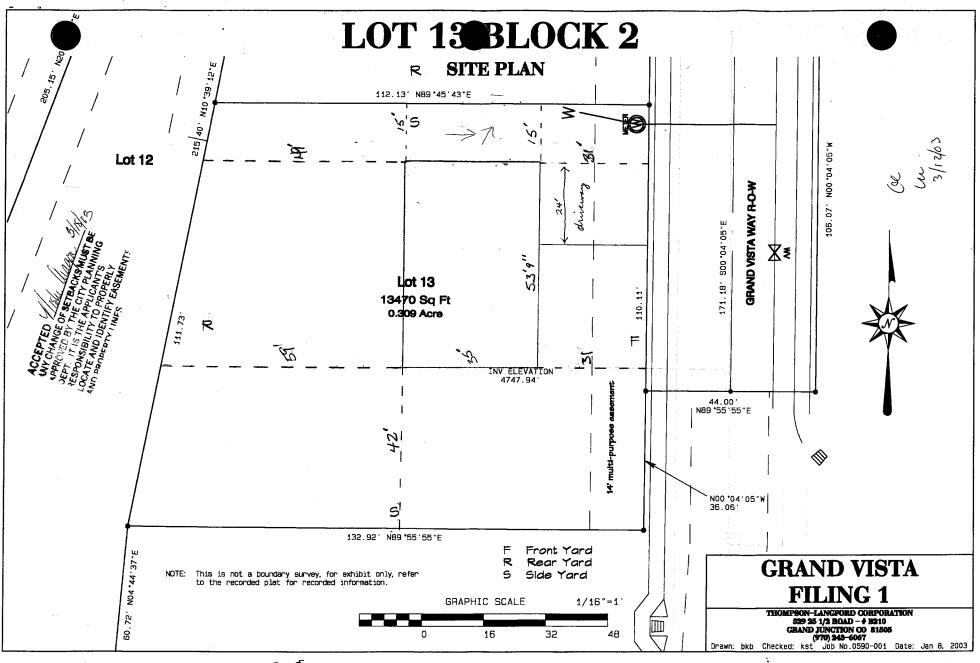
- . -		
TCP \$ 0 (Single Family Residential ar		
SIF \$ 292.00 Community Develop	ment Department	
	Your Bridge to a Better Community	
BLDG ADDRESS 889 Grand Vista Nory	SQ. FT. OF PROPOSED BLDGS/ADDITION 18 26	
TAX SCHEDULE NO. 2701-261-36-01.3	SQ. FT. OF EXISTING BLDGS	
SUBDIVISION Grand Vista	TOTAL SQ. FT. OF EXISTING & PROPOSED 1826	
FILING 1 BLK Z LOT 13	NO. OF DWELLING UNITS: Before: After: this Construction	
"OWNER Ronald Rouse	NO. OF BUILDINGS ON PARCEL	
(1) ADDRESS 2683 Catalina dr.	Before: After: this Construction	
(1) TELEPHONE <u>970 - 242-3170</u>	USE OF EXISTING BUILDINGS Residence	
(2) APPLICANT Rock Const. LLC	DESCRIPTION OF WORK & INTENDED USE New Home	
(2) ADDRESS 1025 Gleuwood AV.	TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC)	
(2) TELEPHONE <u>970-243-2719</u>	Manufactured Home (HUD) Other (please specify)	
REQUIRED: One plot plan, on 8 ½" x 11" paper, showing a property lines, ingress/egress to the property, driveway loo	Il existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.	
Ref THIS SECTION TO BE COMPLETED BY CO	MMUNITY DEVELOPMENT DEPARTMENT STAFF 🖘	
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures $50^{\circ}/6$	
SETBACKS: Front <u>20</u> from property line (PL) or from center of ROW, whichever is greater	Permanent Foundation Required: YESNO	
Side	Parking Req'mt _2	
Maximum Height 35	Special Conditions	
U	CENSUS TRAFFIC ANNX#	

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	Date 3-//-03			
Department Approval 24 CMIStar Magn	Date3/18/13			
Additional water and/or sewer tap fee(s) are required: YES	NO / W/O No. / 5840			
Utility Accounting	Date 3/18/03			
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
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