

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

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

BLDG PERMIT NO. 88599



Your Bridge to a Better Community

BLDG ADDRESS 889 Grand Vista Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1826  
 TAX SCHEDULE NO. 2701-261-36-013 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 1826  
 FILING 1 BLK 2 LOT 13 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Ronald Rouse USE OF EXISTING BUILDINGS Residence  
 (1) ADDRESS 2683 Catalina dr. DESCRIPTION OF WORK & INTENDED USE New Home  
 (1) TELEPHONE 970-242-3170 TYPE OF HOME PROPOSED:  
 (2) APPLICANT Rock Const. LLC  Site Built  Manufactured Home (UBC)  
 (2) ADDRESS 1025 Glenwood Av.  Manufactured Home (HUD)  
 (2) TELEPHONE 970-243-2719  Other (please specify) \_\_\_\_\_

**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 [Signature] Date 3-11-03  
 Department Approval [Signature] Date 3/18/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15840</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/18/03</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)

# LOT 13 BLOCK 2

## SITE PLAN

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.

*3/1/13*

Lot 12

112.13' N89°45'43"E

215' 40' N10°39'12"E

111.73'

Lot 13  
 13470 Sq Ft  
 0.309 Acre

INV ELEVATION  
 4747.94'

132.92' N89°55'55"E

60.72' N04°44'37"E

F Front Yard  
 R Rear Yard  
 S Side Yard

GRAPHIC SCALE 1/16"=1'



24'  
 driveway

53'9"

14' multi-purpose easement

171.48' S00°04'05"E

GRAND VISTA WAY R.O.W.

106.07' N00°04'05"W

44.00'  
 N89°55'55"E

N00°04'05"W  
 36.06'

### GRAND VISTA FILING 1

THOMPSON-LANCFORD CORPORATION  
 629 25 1/2 ROAD - # 1210  
 GRAND JUNCTION CO 81505  
 (970) 243-6067

Drawn: bkb Checked: kst Job No. 0590-001 Date: Jan 8, 2003

*Col*  
*W*  
 3/12/03

*53*  
*58*