

FEE \$	10.00
TCP \$	None
SIF \$	298.00

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

BLDG PERMIT NO. 88597



Your Bridge to a Better Community

BLDG ADDRESS 2663 Grand Vista Way

SQ. FT. OF PROPOSED BLDGS/ADDITION Garage 812 Finished 1890
2,762 total

TAX SCHEDULE NO. 2701-261-36-006

SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Grand Vista

TOTAL SQ. FT. OF EXISTING & PROPOSED 2,762

FILING I BLK 2 LOT 6

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Sunshine II Const + Dev

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2350 G Road

USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 970-255-8852

DESCRIPTION OF WORK & INTENDED USE Single Family Res.

(2) APPLICANT Sunshine II Const + Dev

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS Same

(2) TELEPHONE Same

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 20/25 from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 7/3 from PL, Rear 25/5 from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS 16 TRAFFIC 13 ANNEX# _____

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 Mei Lee Slack Date _____

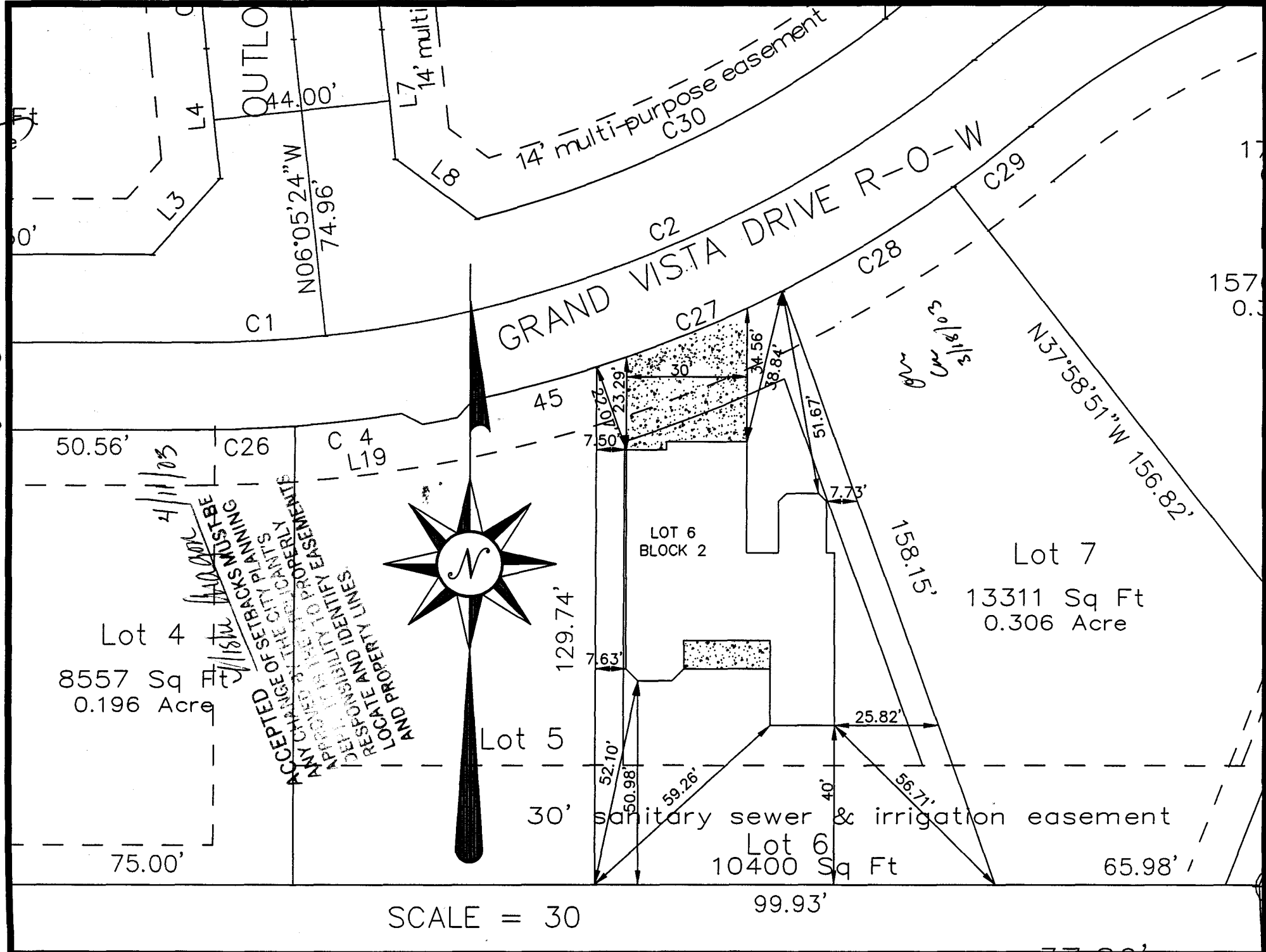
Department Approval NA W/SM Wagon Date 4/11/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15917</u>
Utility Accounting <u>Dottie Knover</u>	Date <u>4-11-03</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)

ALLEY 3 GRAND VISTA WAY



OUTLO

N06°05'24"W
74.96'

14' multi-purpose easement
C30

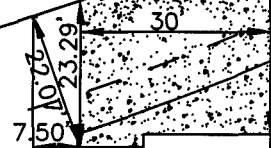
GRAND VISTA DRIVE R-O-W

50.56'

C26

C 4
L19

45

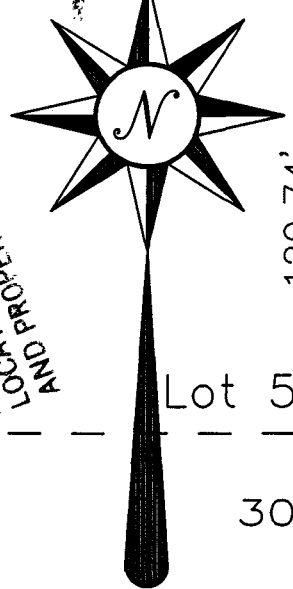


LOT 6
BLOCK 2

Lot 7

13311 Sq Ft
0.306 Acre

ACCEPTED EASEMENTS
ANY CHANGE TO THE CITY PLANNING
DEPARTMENT'S PROPERTY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES



Lot 4
8557 Sq Ft
0.196 Acre

Lot 5

129.74'

75.00'

30' sanitary sewer & irrigation easement

Lot 6
10400 Sq Ft

65.98'

SCALE = 30

99.93'

77.00'