

FEE \$	10.00
TCP \$	None
SIF \$	292.00

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

BLDG PERMIT NO. 88596



Your Bridge to a Better Community

BLDG ADDRESS 2667 Grand Vista Way SQ. FT. OF PROPOSED BLDGS/ADDITION Garage 733 Finished 1911 total ~~###~~ 2644

TAX SCHEDULE NO. 2701-261-36-008 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Grand Vista Way TOTAL SQ. FT. OF EXISTING & PROPOSED ~~###~~ 2644

FILING 1 BLK 2 LOT 8 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Sunshine II Construction & Dev NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2350 G Road, Grand Junction USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 970-255-8852 DESCRIPTION OF WORK & INTENDED USE Single Fam Res.

(2) APPLICANT Sunshine II Construction & 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) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7/3 from PL, Rear 25/5 from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 166 TRAFFIC 13 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).

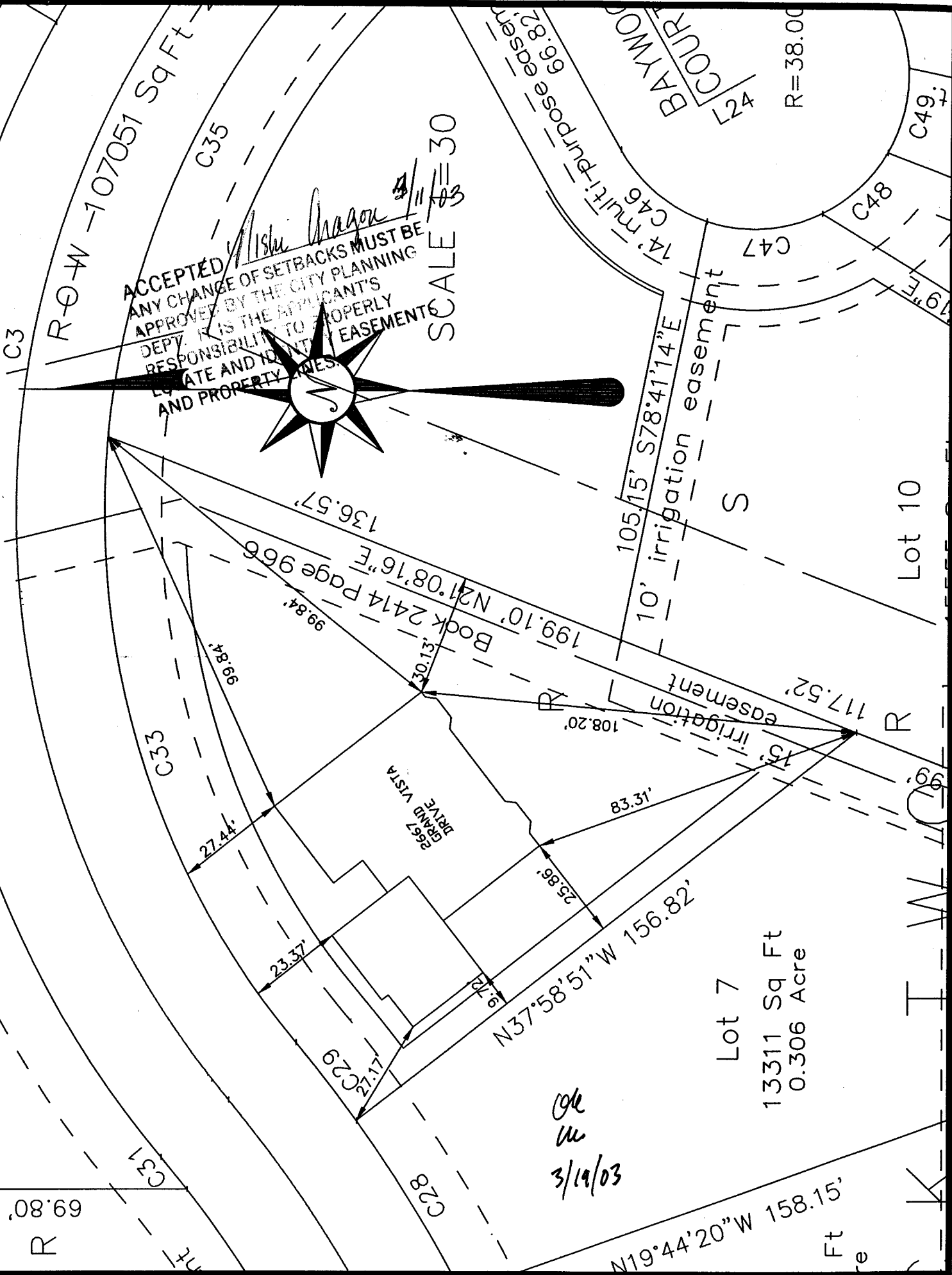
Applicant Signature Megie Lee Slack Date Feb 12, 03

Department Approval Misha [Signature] Date 2/11/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15918</u>
Utility Accounting <u>Rottier [Signature]</u>	Date	<u>4-11-03</u>	

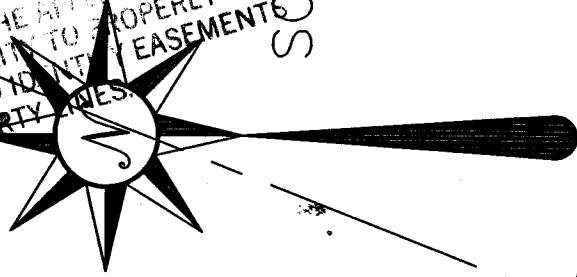
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



ACCEPTED *[Signature]* 4/11/03  
 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.

SCALE 1" = 30'



Lot 7  
 13311 Sq Ft  
 0.306 Acre

*gk*  
*mc*  
 3/19/03

IC3  
 R-O-W -107051 Sq Ft  
 C35  
 C33  
 2667 GRAND VISTA DRIVE  
 136.57'  
 199.10' N21°08'16"E  
 Book 2414 Page 966  
 99.84'  
 30.13'  
 105.15' S78°41'14"E  
 10' irrigation easement  
 S  
 Lot 10  
 117.52'  
 15' Irrigation easement  
 108.20'  
 83.31'  
 25.86'  
 N37°58'51"W 156.82'  
 Lot 7  
 13311 Sq Ft  
 0.306 Acre  
 N19°44'20"W 158.15'  
 Ft  
 C49  
 C48  
 C47  
 174' multi-purpose easement  
 BAYWOOD COURT  
 R=38.00  
 C46  
 C45  
 C44  
 C43  
 C42  
 C41  
 C40  
 C39  
 C38  
 C37  
 C36  
 C34  
 C32  
 C31  
 R  
 69.80'