

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

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

BLDG PERMIT NO. 88/127



Your Bridge to a Better Community

BLDG ADDRESS 2668 Grand Vista Way SQ. FT. OF PROPOSED BLDGS/ADDITION Living Space 3,248  
Garage 703

TAX SCHEDULE NO. 2701-261-37-025 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Grand Vista Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 3951

FILING I BLK 1 LOT 25 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 Single Family Res.

(1) TELEPHONE 970-255-8853 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' 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 112 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 Merilee Slack Date Feb 13, 03

Department Approval [Signature] Date 3/12/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>15824</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3-12-03</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)

B L O C K O N E

O.R. right-of-way  
49  
existing 10' irrigation easement  
Sq. Foot (ation)

Book 2383 Page 1644  
111.94' N33.30'05"W

106.45'

205.39' S89°00'51"W

98.94'

179.00'

112.10' N09°31'47"E

ACCEPTED *Mishi Oregon 3/12/03*  
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.

19328  
0.44  
Lo

Lot 25  
20777 Sq Ft

2668 Grand Vista Way

114.22' N30°12'35"E

61.98'

69.10'

58.65'

21.7'

20.84'

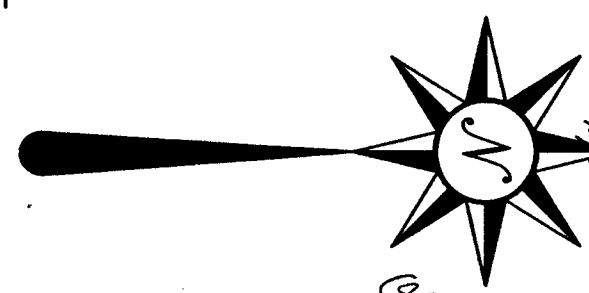
44.43'

41.97'

52'

10.4'

166.97' S



SCALE = 30

*cc*  
*2/14/03*

ROW - 107051 Sq Ft - 2.45

C3

C34

C35

C36