

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

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

BLDG PERMIT NO. 88163



Your Bridge to a Better Community

BLDG ADDRESS 2669 Grand Vista Way SQ. FT. OF PROPOSED BLDGS/ADDITION 2280 1534 Finished
 Garage 752

TAX SCHEDULE NO. 2701-261-36-009 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Grand Vista Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 2280 1534 Unfinished

FILING 1 BLK 2 LOT 9 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 Family 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 as Above

(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 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 Meri Lee Slack Date Feb 12, 03

Department Approval Misha Magon Date 3/12/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15823</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)

Irrigation easement



1=201
Book 23/12/03
Page 966

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.

56.57' Page 966

105.15' irrigation easement

Lot 9
17109.89 Sq Ft

100.76'

27.89'

48.44'

64.44'

59.48'

25.39'

14' multi-purpose easement

2669 GRAND VISTA

107051 GRAND VISTA - 2458 ACRES

BAYWOOD COURT R-O

66.82'

ok
cc
2/14/03

C5

