

|                          |                           |
|--------------------------|---------------------------|
| Planning \$ <u>10.00</u> | Drainage \$ <u>0</u>      |
| TCP \$ <u>0</u>          | School Impact \$ <u>0</u> |

|                              |
|------------------------------|
| BLDG PERMIT NO. <u>88709</u> |
| FILE #                       |

(2)

**PLANNING CLEARANCE** *Single Family*  
 (multifamily and non-residential remodels and change of use)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2663 1/2 I Road TAX SCHEDULE NO. 2701-261-35-000  
 SUBDIVISION Grand Vista CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 6,000.00  
 FILING 1 Tract C BLK LOT ESTIMATED REMODELING COST \$ 0  
 OWNER Grand Vista Subdivision Home Owners Assoc., Inc. NO. OF DWELLING UNITS: BEFORE 0 AFTER 1 CONSTRUCTION  
 ADDRESS 1011 S. Valentia St. Unit 34 USE OF ALL EXISTING BLDGS N/A  
Denver, CO 80231 TELEPHONE (970) 245-9173 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
 APPLICANT Sun King Management Corp. Pump house for  
 ADDRESS PO Box 3299, G.S. CO 81502 irrigation.  
 TELEPHONE (970) 245-9173

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 SPECIAL CONDITIONS: \_\_\_\_\_  
 PARKING REQUIREMENT: F 20'25' S 7'3' R 25'15' Pump house  
 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_ NO \_\_\_ CENSUS TRACT \_\_\_ TRAFFIC ZONE \_\_\_ ANNEX \_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development 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 that 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's Signature [Signature] Date 3-11-03  
 Department Approval Gayleen Henderson Date 3-13-03

|  |     |    |                           |
|--|-----|----|---------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>Pump house</u> |
| Utility Accounting <u>[Signature]</u>                  |     |    | Date <u>3-13-03</u>       |

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

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

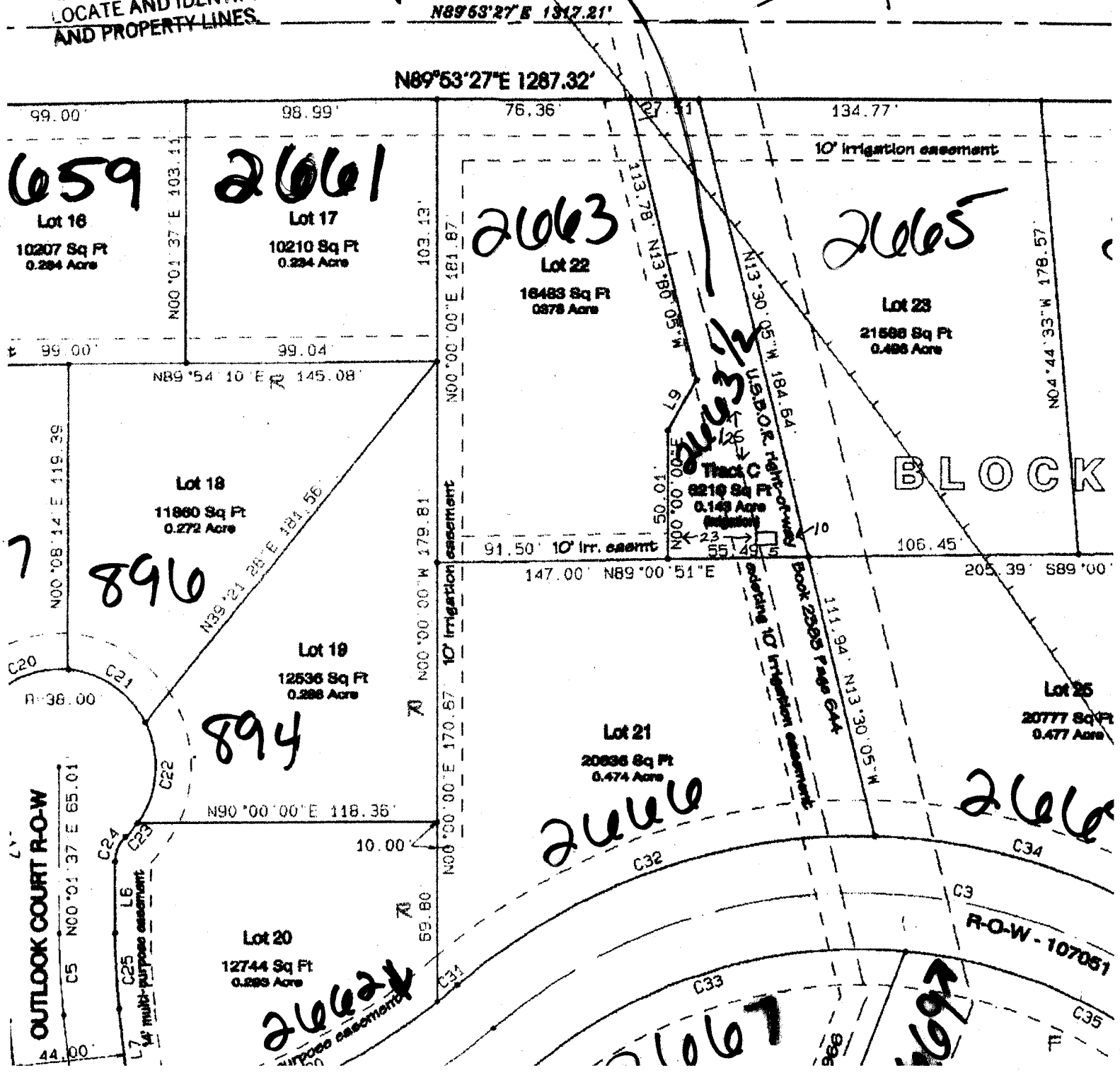
# GRAND VISTA SUBDIVISION

## FILING NO. 1

ACCEPTED *3/13/03*  
*C. J. Wilson*  
 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.

*pumphouse*

*Fence*



# VICINITY MAP

