

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

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

BLDG PERMIT NO. 89733



Your Bridge to a Better Community

BLDG ADDRESS 897 Overview SQ. FT. OF PROPOSED BLDGS/ADDITION 3062  
 TAX SCHEDULE NO. 2701-261-35-027 SQ. FT. OF EXISTING BLDGS -0-  
 SUBDIVISION Grand Vista Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 3062  
 FILING 1 BLK 1 LOT 27 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER JEARLD ENTERPRISES LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2912 Shelley Dr. USE OF EXISTING BUILDINGS Home  
 (1) TELEPHONE 241-2510 DESCRIPTION OF WORK & INTENDED USE NEW HOME  
 (2) APPLICANT Rock Construction TYPE OF HOME PROPOSED:  
 (2) ADDRESS 1025 Glenwood Ave  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 260-2527  Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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 X 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 11 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 Jearld M. Bunch Date 12/08/03  
 Department Approval NA / [Signature] Date 1/9/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15615</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/9/03</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)

# LOT 27 BLOCK 1

## SITE PLAN

148.25' S82°46'44"E

ACCEPTED *1/19/03*  
 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

Lot 27  
 9329 Sq Ft  
 0.444 Acre

14' multi-purpose easement

OVERVIEW ROAD R-O-W

N00°06'33"W 227.73'

77.96'

30' W. Drive

Top Back of Walk

A=34.70'  
 R=153.00'  
 Δ 12°59'45"  
 N06°23'20"E  
 Lc=34.63'

INV ELEVATION  
 4762.48'

166.97' S75°56'25"E

179.00' N09°31'47"E

10' Irr. easemt

112.10' N09°31'47"E

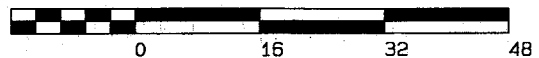
45.43'

10.41'



*see  
 con  
 1/9/03*

GRAPHIC SCALE 1/16"=1'



NOTE: This is not a boundary survey, for exhibit only, refer to the recorded plat for recorded information.

### GRAND VISTA FILING 1

THOMPSON-LANGFORD CORPORATION  
 529 25 1/2 ROAD - # B210  
 GRAND JUNCTION CO 81505  
 (970) 248-6067

Drawn: bkb Checked: kst Job No.0590-001 Date: Jan 8, 2003