

FEE \$	10.00
TCP \$	9
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2666 Grand Vista Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1969 / 767

TAX SCHEDULE NO. 270126135021 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 2736

FILING 1 BLK 1 LOT 21

(1) OWNER Desert Edge, Inc

(1) ADDRESS PO Box 60206

(1) TELEPHONE 970-250-8574

(2) APPLICANT Same

(2) ADDRESS _____

(2) TELEPHONE _____

NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS Residence

DESCRIPTION OF WORK & INTENDED USE New Construction

TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

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

SETBACKS: Front 20' from property line (PL)
or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL

Maximum Height 35'

Maximum coverage of lot by structures 50%

Permanent Foundation Required: YES NO

Parking Req'mt 2

Special Conditions _____

CENSUS 6 TRAFFIC _____ 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).

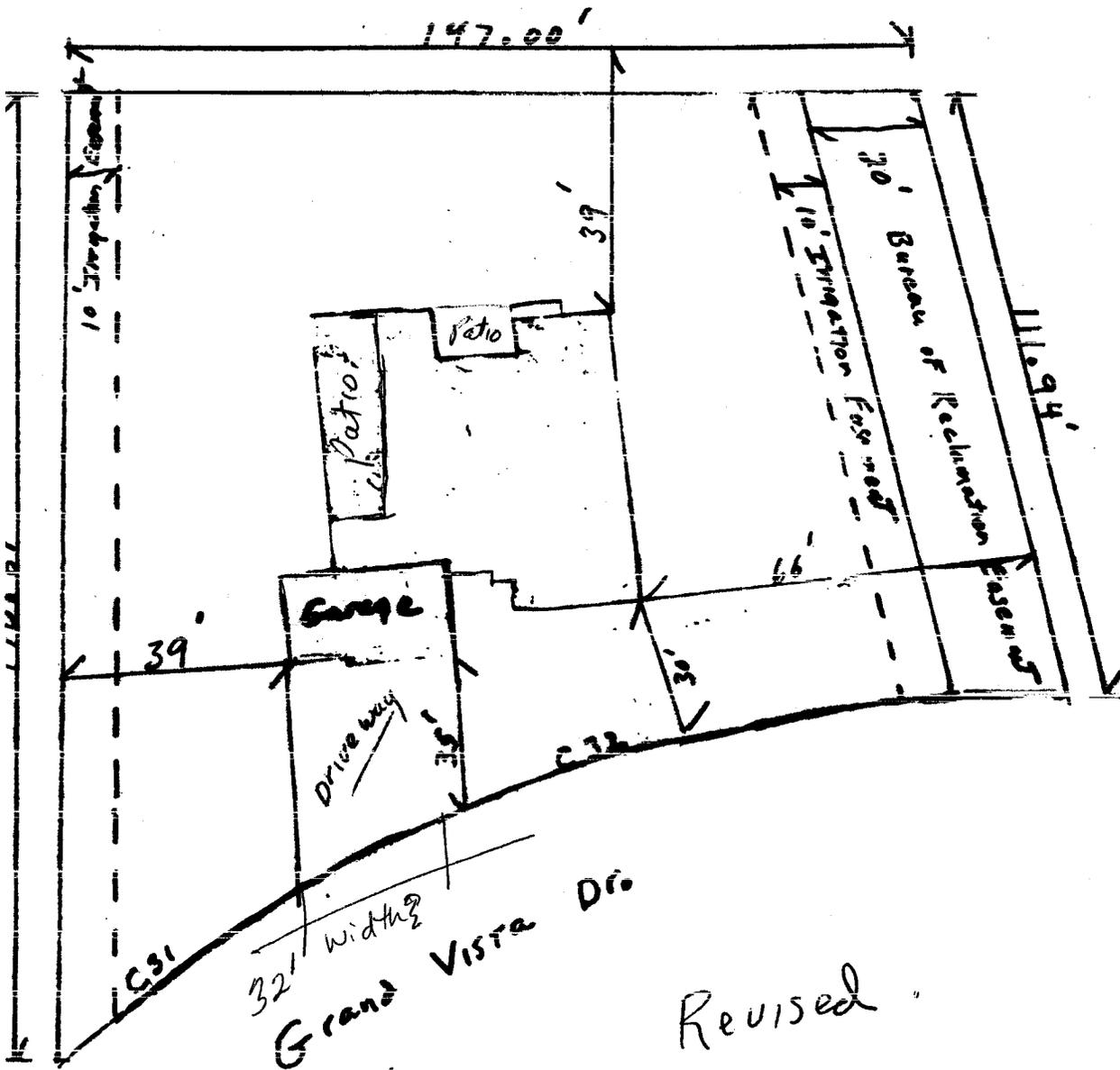
Applicant Signature Lynn Witte Date 2/25/04

Department Approval [Signature] Date 3/12/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17064</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-12-04</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)



Revised

2666

ACCEPTED *Alshi Nazam* 3/12/04
 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.

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W
 3/12/04

Desert Edge, Inc.
 P.O. Box 60206
 Grand Junction, CO 81506