

FEE \$	10.00
TCP \$	0
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 856 GRAND VISTAWAY SQ. FT. OF PROPOSED BLDGS/ADDITION 2109 #  
 TAX SCHEDULE NO. 2701-261-42-032 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION GRAND VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 2109 #  
 FILING 2 BLK 3 LOT 32 NO. OF DWELLING UNITS:  
 Before: 2 After: 1 this Construction  
 (1) OWNER ARNOLD Brown NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 1 this Construction  
 (1) ADDRESS 274 GRAND OVERLOOK USE OF EXISTING BUILDINGS 0  
 (1) TELEPHONE 242-6827 DESCRIPTION OF WORK & INTENDED USE New Residence  
 (2) APPLICANT Rtm ENT. TYPE OF HOME PROPOSED:  
 (2) ADDRESS 274 Grand overlook  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 234-0080  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  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 \_\_\_\_\_  
B CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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 [Signature] Date 20 JAN 04  
 Department Approval [Signature] Date 1/21/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16962</u>
Utility Accounting	<u>[Signature]</u>		Date <u>1-21-04</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)

FOUNDATION UNLESS OTHERWISE NOTED.  
BY ALL SETBACKS AND EASEMENTS.  
ERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS

# GRAND VISTA FILING 2

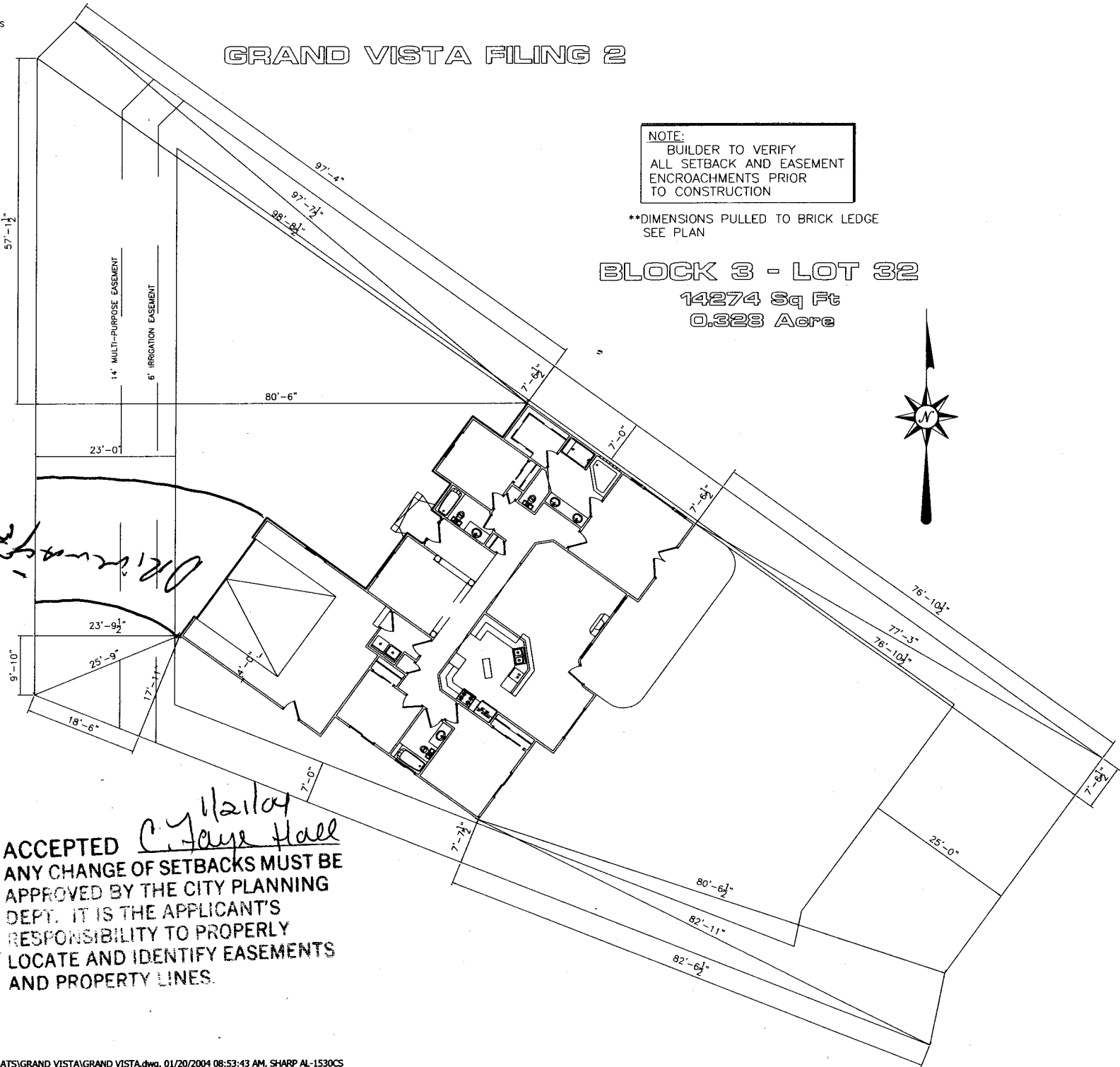
NOTE:  
BUILDER TO VERIFY  
ALL SETBACK AND EASEMENT  
ENCROACHMENTS PRIOR  
TO CONSTRUCTION

\*\*DIMENSIONS PULLED TO BRICK LEDGE  
SEE PLAN

**BLOCK 3 - LOT 32**  
14274 Sq Ft  
0.323 Acre



GRAND VISTA WAY



858

*Driveway*

DRIVE OK  
1/21/04  
SH

ACCEPTED *C. J. Hailor*  
*Faye Hall*  
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.