

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 872 Grand Vista Way ~~2666 Riverwood~~ SQ. FT. OF PROPOSED BLDGS/ADDITION 2598

TAX SCHEDULE NO. 2701-261-42-008 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION GRAND VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 2598

FILING 2 BLK 3 LOT 8

(1) OWNER RYAN + ANDREA LEE

(1) ADDRESS _____

(1) TELEPHONE 970-858-8398

(2) APPLICANT STUDEBAKER HOMES, LLC

(2) ADDRESS P.O. Box 4614

(2) TELEPHONE 970-216-1463

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 RESIDENTIAL HOUSE

DESCRIPTION OF WORK & INTENDED USE CONSTRUCTION OF RESIDENTIAL DWELLING

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

Maximum coverage of lot by structures 50%

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

Permanent Foundation Required: YES NO _____

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 April 5, 2004

Department Approval [Signature]

Date 4/7/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>17142</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/7/04</u>

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

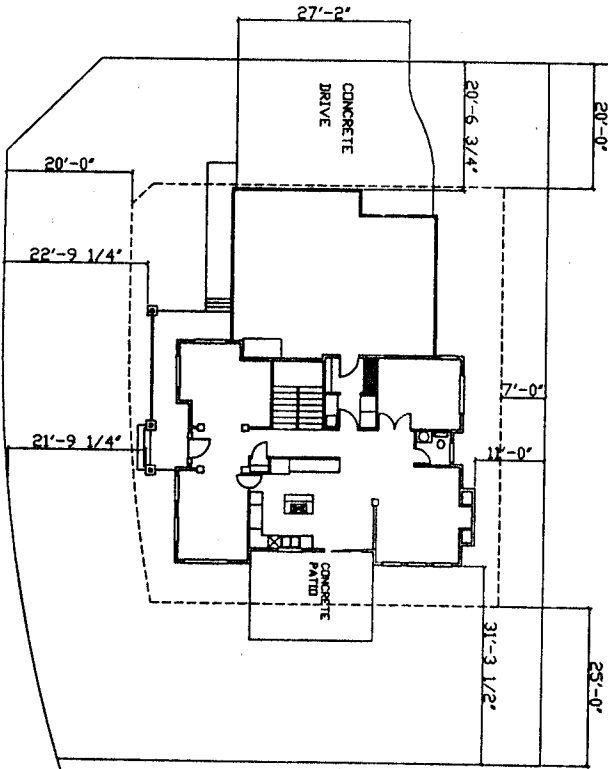
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2/5/04
m
m

GRAND VISTA WAY

GRAND VISTA SUBDIVISION
LOT 8 BLOCK, BLOCK 3, FILING 2

RIVERWOOD COURT



ACCEPTED *2/5/04* SETBACKS MUST BE
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.