

FEE \$	10.00
TCP \$	1000.00
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 874 Grand Vista Way SQ. FT. OF PROPOSED BLDGS/ADDITION 2281
 TAX SCHEDULE NO. 2701-261-42-007 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 2281
 FILING 2 BLK 3 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Patsy Miracle & Marta Altun
 (1) ADDRESS 574 Maxwell Dr. USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 434-8805 DESCRIPTION OF WORK & INTENDED USE Single Family residential home
 (2) APPLICANT J.G. Malzahm Const Inc TYPE OF HOME PROPOSED:
 (2) ADDRESS 3020 Bookcliff Ave Site Built Manufactured Home (UBC)
 (2) TELEPHONE 434-6069 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 ACCO Approval Req'd
"B" CENSUS _____ 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 Aidan E. Malah Date 9-9-04
 Department Approval H.C. Faye Hall Date 9/20/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <input type="checkbox"/>
Utility Accounting	<u>D. Aubert</u>		Date <u>9/21/04</u>

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

874 Grand Vista Way
Block 3, Lot 7, Filing 2
Grand Vista Subdivision

3/32=1.93

33.48'E
08.80'

10' Irr. Easement

151.46' N00°05'08"E

65.97'
1'05'12"E

75.00'

76.41'

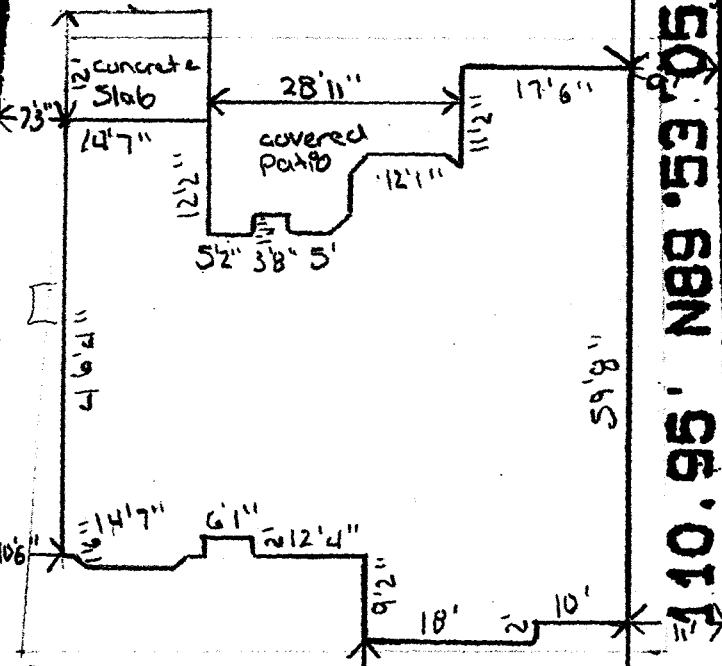
15.04'

ACCEPTED: *9/20/04*
Clay 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.

Lot 6
9469 Sq Ft
0.217 Acres

111.23' S86°27'41"

110.95' N89°53'05"E



14' Multi Purpose Easement

Driveway

82.09'

70

Grand Vista Way

N00°01'40"E

drive over 9/10/04

C64 23.53'

75.00'

E