

FEE \$	10.00
TCP \$	1000.00
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 885 GRAND VISTA WAY
 Parcel No. 2701-26336-016
 Subdivision GRAND VISTA
 Filing 2 Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2575
 Sq. Ft. of Lot / Parcel 11895
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2575
 Height of Proposed Structure 16'

OWNER INFORMATION:

Name SONSHINE II
 Address 2350 G ROAD
 City / State / Zip GJ CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name SONSHINE II
 Address 2350 G ROAD
 City / State / Zip GJ CO 81505
 Telephone 255-8853

***TYPE OF HOME PROPOSED:**
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>RSF 4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>ACCD Approval required</u>		
Voting District <u>B</u>	Driveway Location Approval <u>44</u> (Engineer's Initials)		

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).

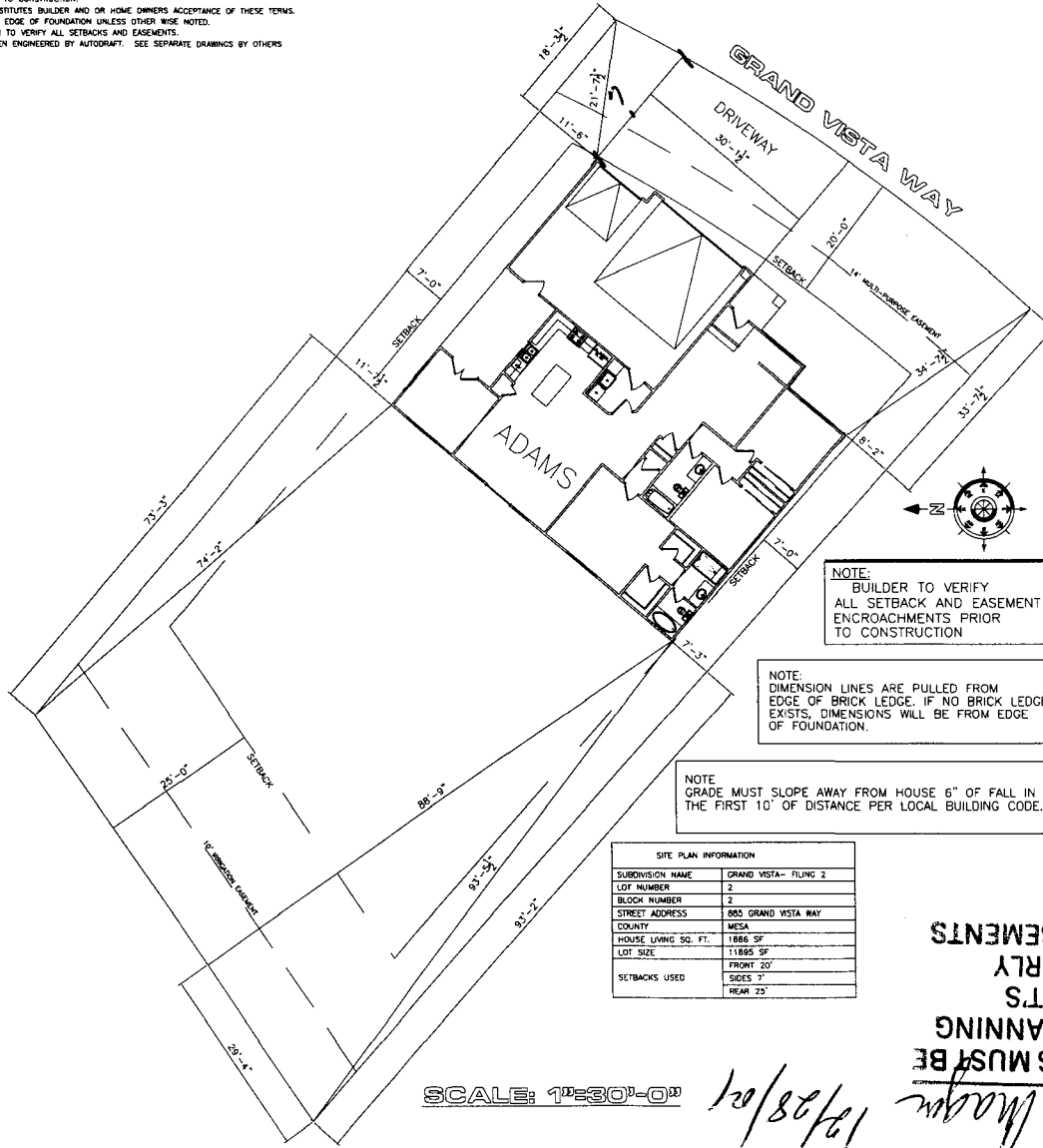
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 12/23/04
 Department Approval NA [Signature] Date 12/28/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17841</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/29/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

- NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.



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

NOTE:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

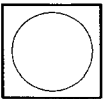
SITE PLAN INFORMATION	
SUBDIVISION NAME	GRAND VISTA- FLING 2
LOT NUMBER	2
BLOCK NUMBER	2
STREET ADDRESS	1385 GRAND VISTA WAY
COUNTY	MESA
HOUSE LIVING SQ. FT.	1886 SF
LOT SIZE	11895 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1/8" = 1'-0"

DRIVE OK
SK 12/27/04

ACCEPTED
Misha Magan 12/28/04
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

REVISIONS	
4	
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SONSHINE II
SITE PLAN

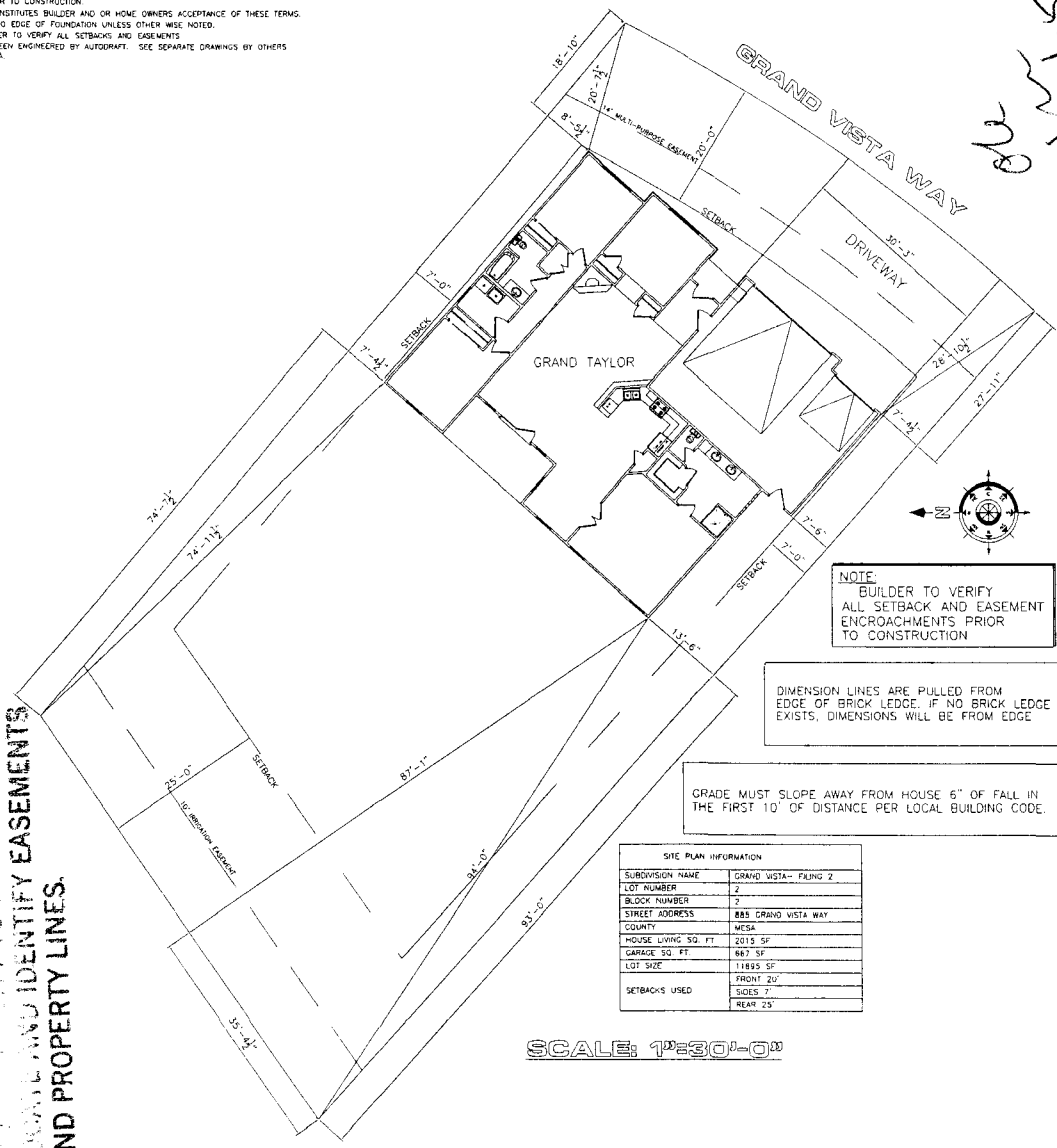
Drawn by:	AUTODRAFT
File Name:	CAD FILE
Date:	8-31-04
Scale:	1/8" = 1'-0"
Sheet:	SHEET 4

New one

3/8/05

ACCEPTED *Ullish* *Man*
OF SETBACKS MUST BE
ANY CHANGES TO PLANNING
OR PERMITS
TO PROPERLY
LOCAL AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

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2012 SOLD

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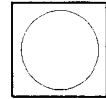
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SITE PLAN INFORMATION	
SUBDIVISION NAME	GRAND VISTA - PHASE 2
LOT NUMBER	2
BLOCK NUMBER	7
STREET ADDRESS	885 GRAND VISTA WAY
COUNTY	MESA
HOUSE LIVING SQ. FT.	2015 SF
CARPORT SQ. FT.	887 SF
LOT SIZE	11855 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=30'-0"

REVISIONS	
A	
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AUTODRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-6782



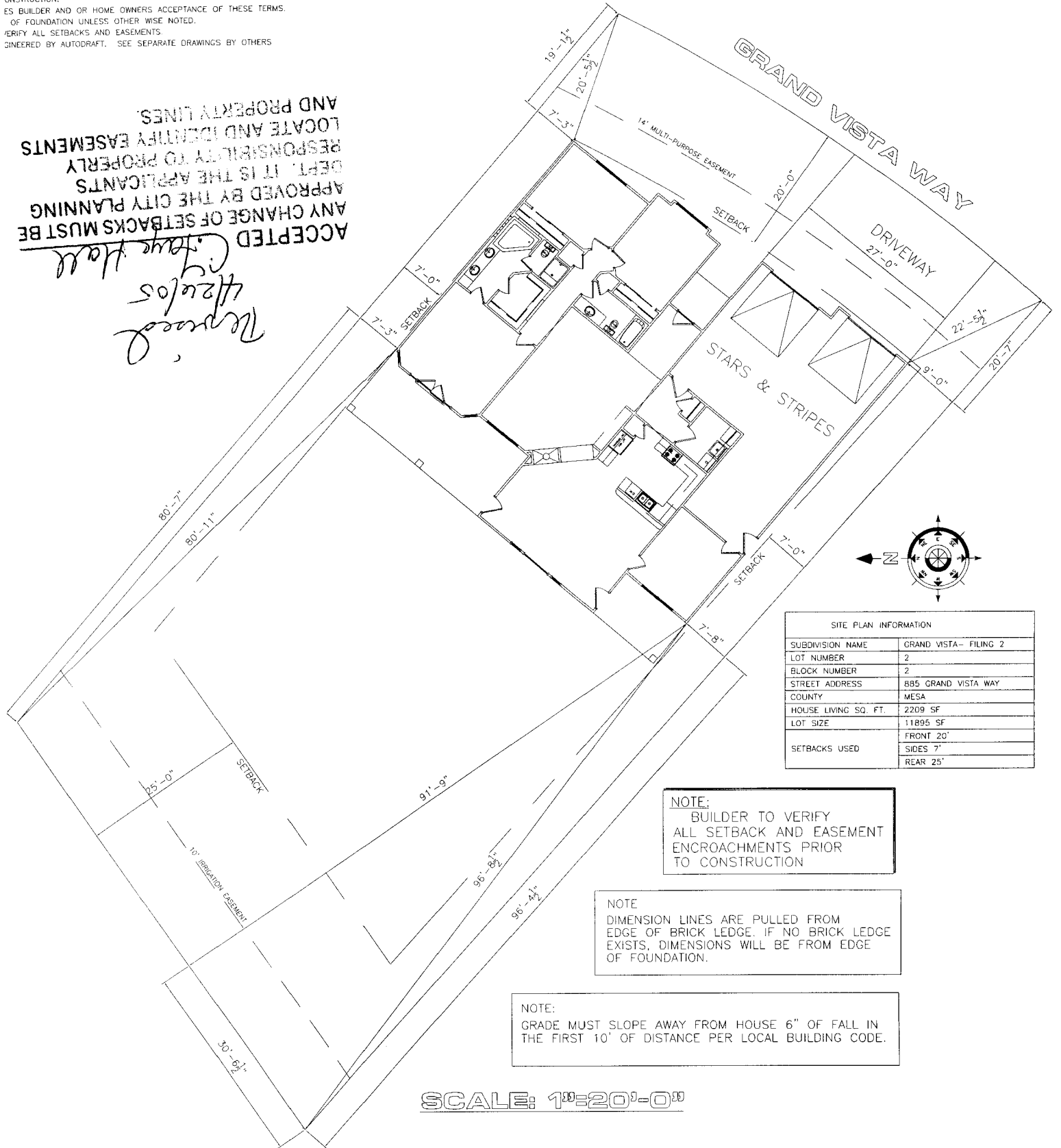
SONSHINE II
SITE PLAN

DRAWN BY	AUTODRAFT
CAD FILE	8-31-04
DATE	1/8" = 1'-0"
SHEET 4	

885 GR. VISTA

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ACCEPTED
 Revised
 City of
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 AND PROPERTY LINES.



SITE PLAN INFORMATION	
SUBDIVISION NAME	GRAND VISTA- FILING 2
LOT NUMBER	2
BLOCK NUMBER	2
STREET ADDRESS	885 GRAND VISTA WAY
COUNTY	MESA
HOUSE LIVING SQ. FT.	2209 SF
LOT SIZE	11895 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

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SCALE: 1"=20'-0"