

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

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

BLDG PERMIT NO. A

Building Address 2654 Grand Vista Dr. No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1  
 Parcel No. 2701-261-35010 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision Grand Vista Sq. Ft. of Lot / Parcel 10,000 ft.  
 Filing 1 Block 1 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 30%  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Don e Oliver  
 Address 2654 Grand Vista Dr.  
 City / State / Zip Grand Jct., Co. # 81506

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Marvin L Weaver  
 Address PO Box 40976  
 City / State / Zip Grand Jct., Co. # 81504  
 Telephone 970-245-2589

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): close in patio  
CONCRETE NOW

NOTES: FRAM IN WITH WINDOWS & DOOR & FLOOR RAISE

**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 \_\_\_\_\_  
 Side 7' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District B Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials) DATE  
1-2005  
TB

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).

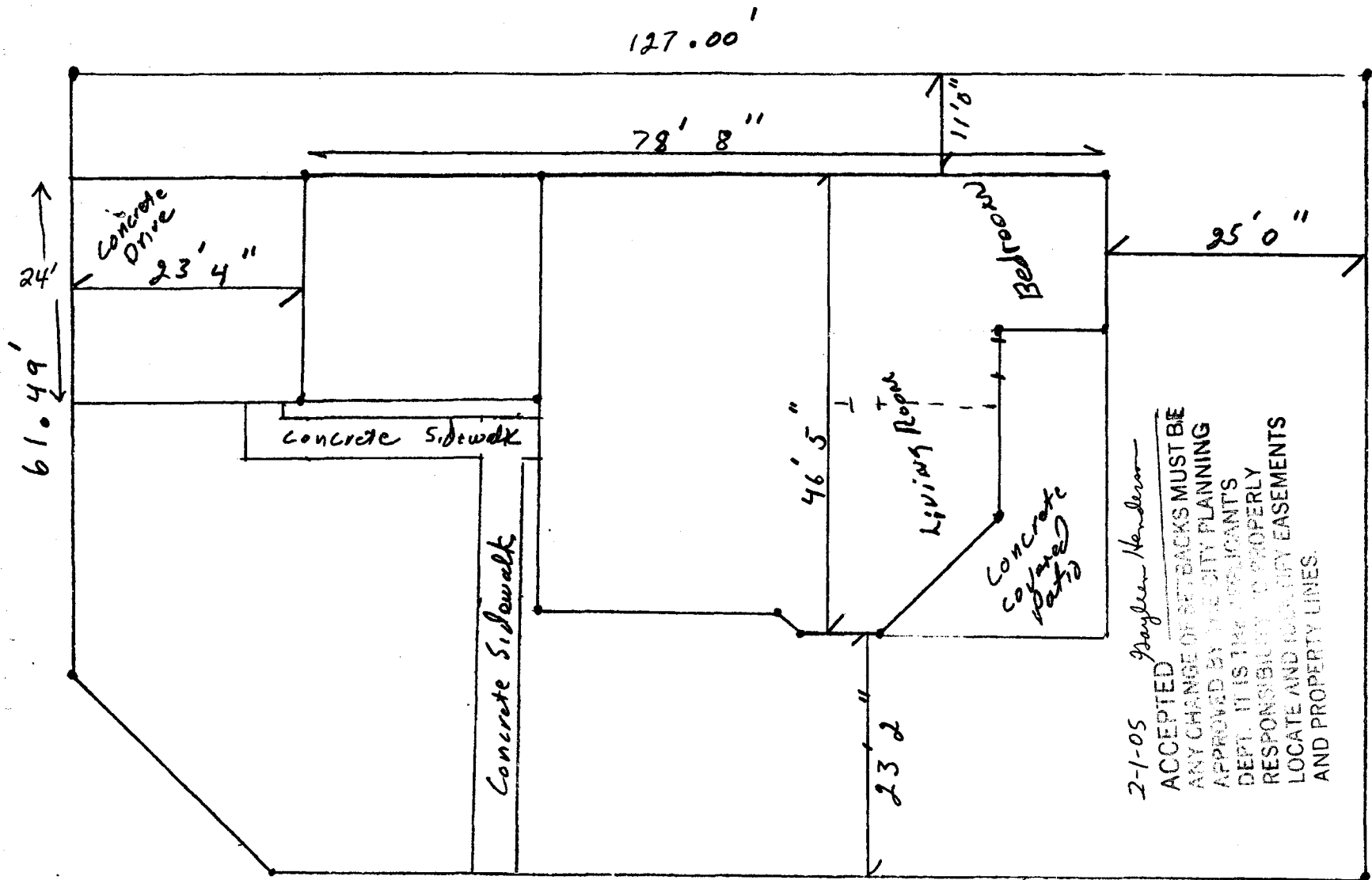
Applicant Signature Marvin L Weaver Date 2-1-05  
 Department Approval Gayleen Henderson Date 2-1-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>A Bensley</u>	Date <u>2/1/05</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)

TRAPPERS COURT

8/5/03  
W  
ole



2-1-05 *Rayleen Henderson*

ACCEPTED  
 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.

108.49'

Grand Vista Drive

ACCEPTED *W. H. Hager* 8/13/03

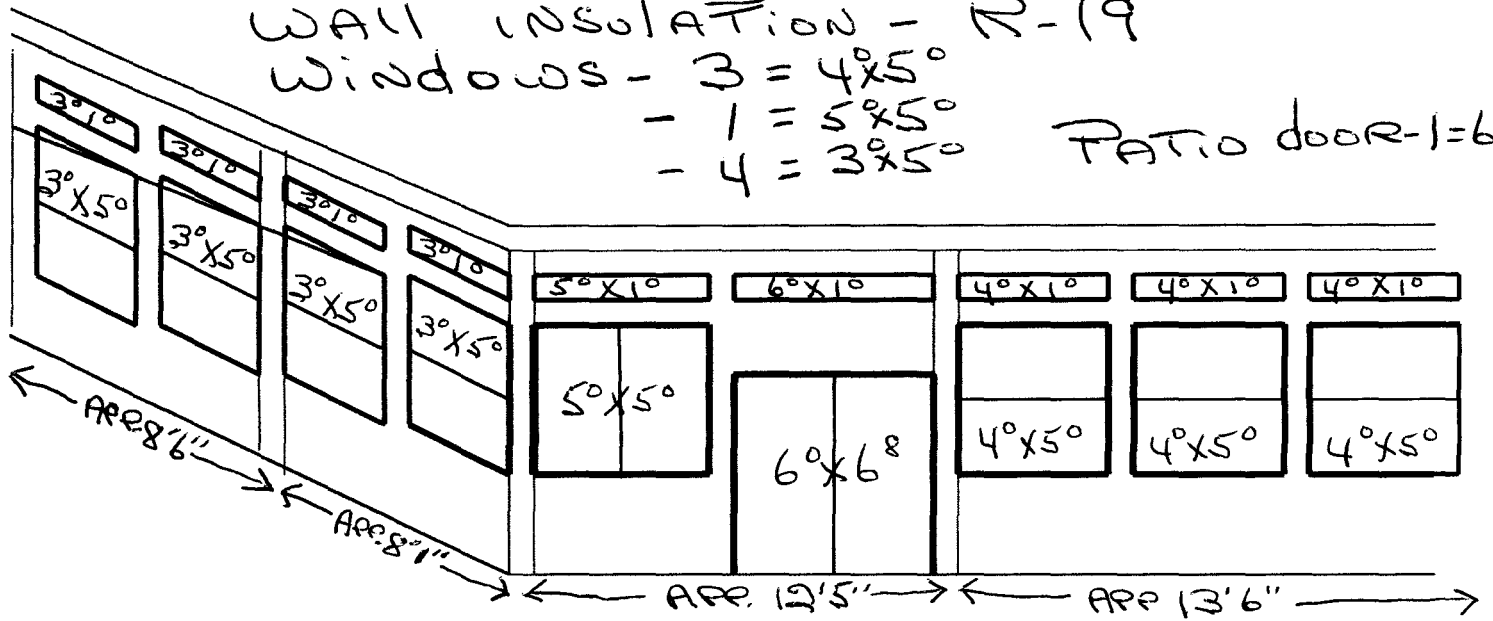
ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

2654 Grand  
 Desert Edge, In  
 P.O. Box 80206  
 Grand Junction, CO

2701 261 3  
 Lot 10 BK 1

WALLS both Stucco same as house  
 WALL FRAMING - 2" X 6" = 16" O.C.  
 WALL INSULATION - R-19  
 Windows - 3 = 4' X 5'  
 - 1 = 5' X 5'  
 - 4 = 3' X 5'

PATIO door - 1 = 6' X 6'



TRANSOMS. 4 ea. = 3' X 1'  
 3 ea. = 4' X 1'  
 1 ea. = 5' X 5'  
 1 ea. = 6' X 1'

*Mervyn L. Weaver*  
 Jan 31 - 05

*Donald L. Olvis*  
 1-31-05

2-1-05  
*Dayleen Henderson*  
 ACCEPTED  
 ANY CHANGES TO THIS SET OF PLANS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.