

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 875 GRAND VISTA WAY
 Parcel No. 2701-261-36-021
 Subdivision GRAND VISTA
 Filing 2 Block 2 Lot 7

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2575
 Sq. Ft. of Lot / Parcel 8625
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2575

OWNER INFORMATION:

Name Sonshine II Construction
 Address 2350 G Road
 City / State / Zip Grand Jet, 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 Construction
 Address 2350 G Road
 City / State / Zip Grand Jet, CO 81505
 Telephone 970-255-8853

***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>ACCO approval required</u>		
Voting District <u>B</u>	Driveway Location Approval <u>EJW</u> (Engineer's Initials) <u>EAT</u>		

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).

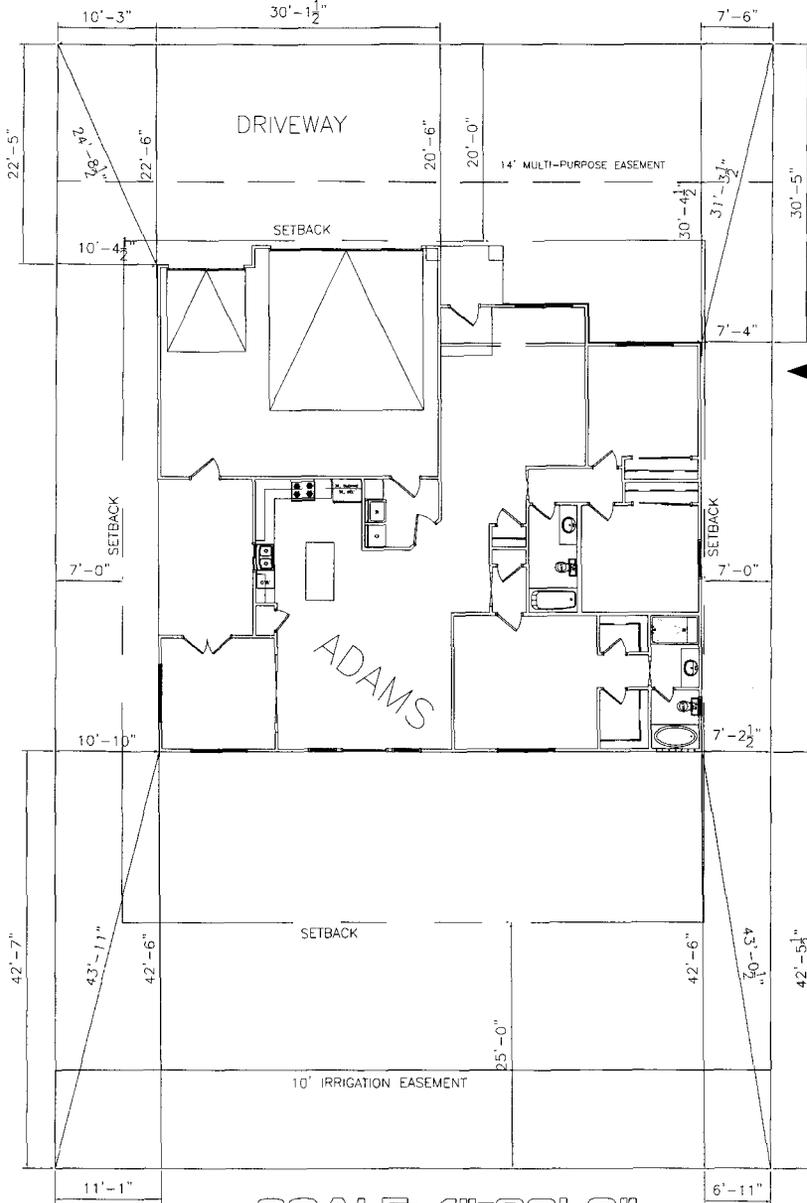
Applicant Signature [Signature] Date 12/23/04
 Department Approval NA Yostu [Signature] Date 12/28/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17845</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/29/04</u>		

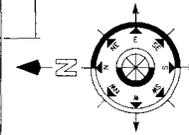
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 SEE SEPARATE DRAWINGS BY OTHERS

GRAND VISTA WAY



*Drive OK
12/27/04*



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.

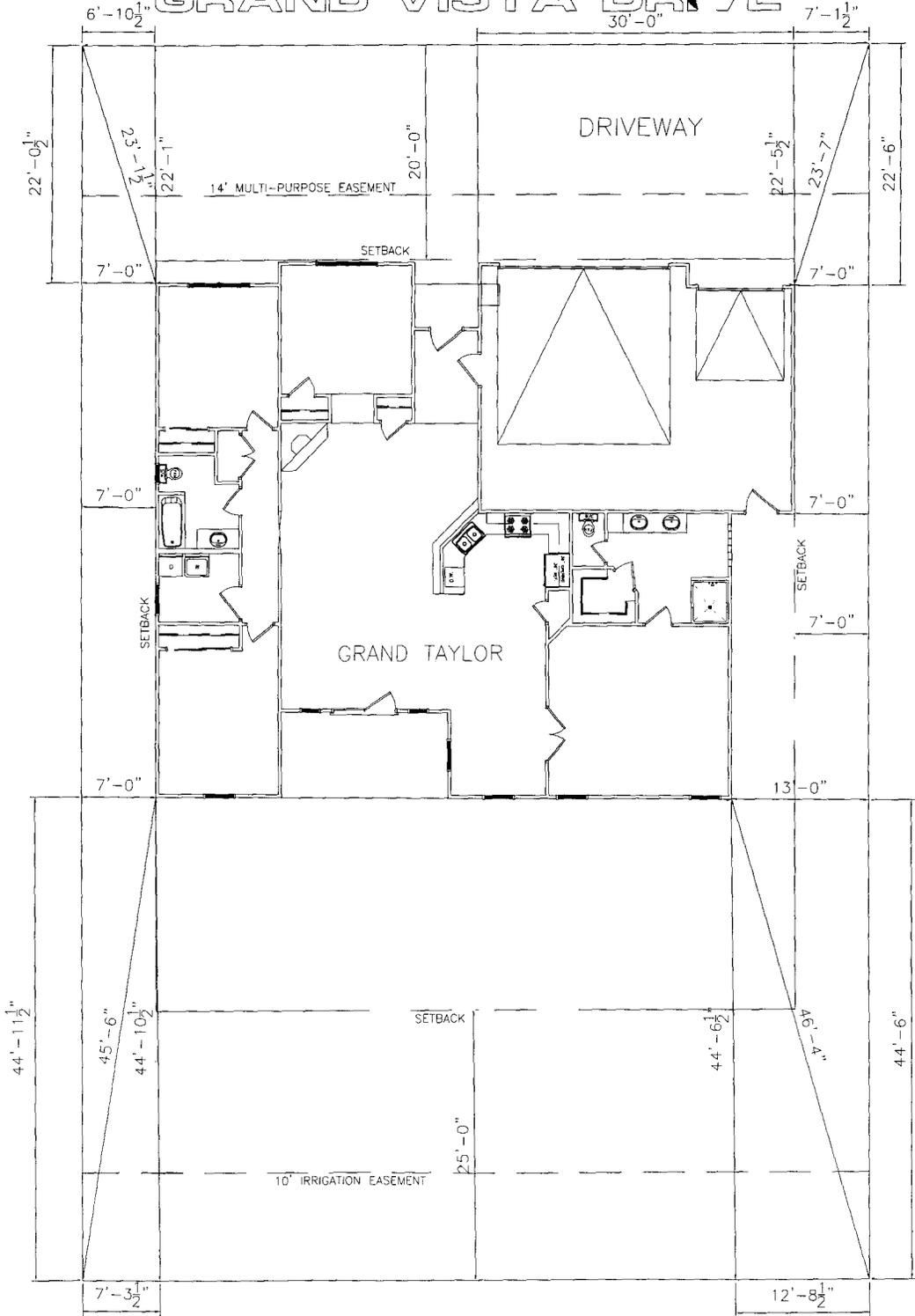
NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

SITE PLAN INFORMATION	
SUBDIVISION NAME	GRAND VISTA-- FILING 2
LOT NUMBER	7
BLOCK NUMBER	2
STREET ADDRESS	875 GRAND VISTA WAY
COUNTY	MESA
HOUSE LIVING SQ. FT.	1886 SF
LOT SIZE	8625 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'-0"

ACCEPTED
 12/28/04
 12/28/04
 LOCAL PLANNING AND PROPERTY LINES.
 LOCAL PLANNING AND PROPERTY LINES.
 LOCAL PLANNING AND PROPERTY LINES.

GRAND VISTA DRIVE



3-9-05 Gaylen Henderson

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. HOMEOWNERS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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SITE PLAN INFORMATION	
SUBDIVISION NAME	GRAND VISTA- FILING 2
LOT NUMBER	7
BLOCK NUMBER	2
STREET ADDRESS	875 GRAND VISTA WAY
COUNTY	MESA
HOUSE LIVING SQ. FT.	2015 SF
GARAGE SQ. FT.	667 SF
LOT SIZE	8625 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

Handwritten signature and date:
 3-9-05

SCALE: 1/16"=1'-0"

875 GR. VISTA