

FEE \$	10.00
TCP \$	1677.77
SIF \$	4100.00

# PLANNING CLEARANCE

BLDG PERMIT NO.
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1,031 (Single Family Residential and Accessory Structures)

## Community Development Department

Building Address 854 GRAND VISTA WAY No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1

Parcel No. 2701-261-42-033 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 3214

Subdivision GRAND VISTA SUB Sq. Ft. of Lot / Parcel 11992

Filing 2 Block 3 Lot 33 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

Height of Proposed Structure 26'

### OWNER INFORMATION:

Name THOMAS HOMES INC

Address 921 25 RD

City / State / Zip GRD JCT CO 81505

### DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (\*check type below)

Interior Remodel  Addition

Other (please specify): \_\_\_\_\_

### APPLICANT INFORMATION:

Name THOMAS HOMES INC

Address 921 25 RD

City / State / Zip GRD JCT CO 81505

Telephone CELL 261-1675

### \*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>EH</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 Guy Thomas Date 6/1/06

Department Approval NA Judith A. Prew Date 6/8/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19172</u>
Utility Accounting <u>Kate Ebbemy</u>	Date <u>6/8/06</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)

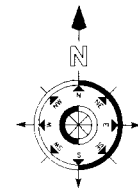
ACCEPTED *NA* / *Shawn A. Yarn*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCALE: 1"=20'-0"

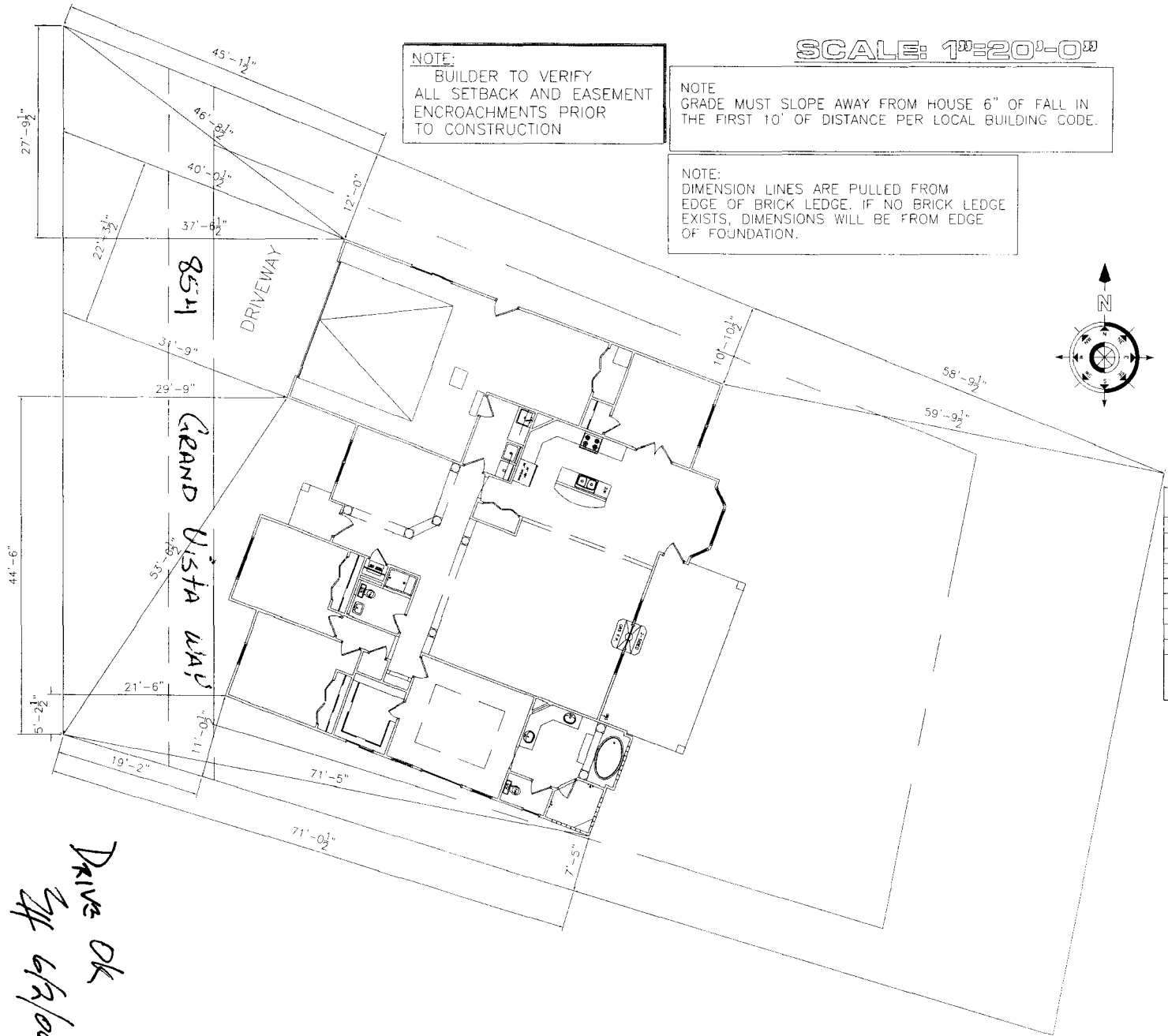
NOTE:  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

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

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



SITE PLAN INFORMATION	
SUBDIVISION NAME	GRAND VISTA
FILING NUMBER	2
BLOCK NUMBER	3
LOT NUMBER	33
STREET ADDRESS	854 GRAND VISTA WAY
COUNTY	MESA
HOUSE LIVING SQ. FT.	2480 SF
GARAGE SQ. FT.	734 SF
LOT SIZE	11992 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'



*Drive OK*  
*SH 6/2/06*