

FEE \$	500
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____

Building Address 864 Grand Vista Way
 Parcel No. 2701-261-42-019
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1444
 Sq. Ft. of Lot / Parcel .209
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Brandon L. Ray
 Address 864 Grand Vista Way
 City / State / Zip CO, 81506

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

APPLICANT INFORMATION:

Name Brandon L. Ray
 Address 864 Grand Vista Way
 City / State / Zip Grand Junction, CO 81506
 Telephone 970-254-0278

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

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

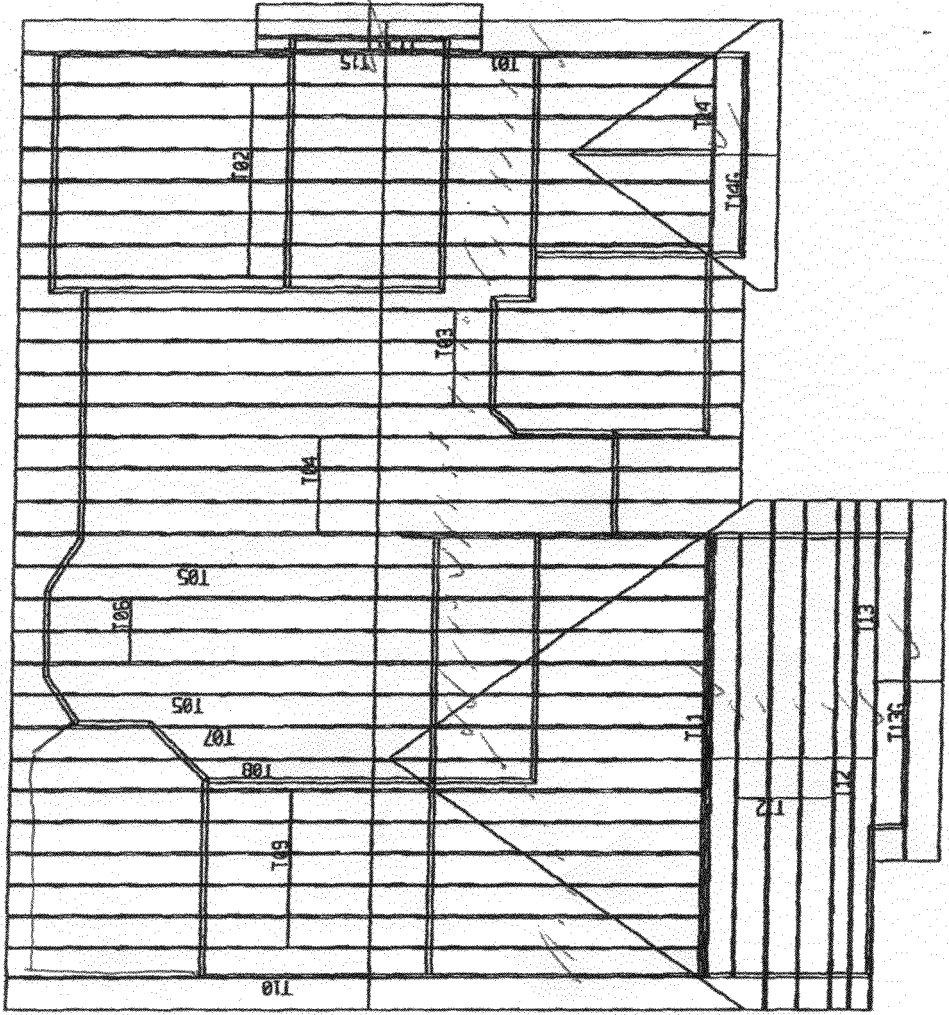
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Brandon L. Ray Date 02/16/08
 Department Approval Pat Dunsley Date 2/8/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>T. Bensley</u>	Date <u>2/8/08</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)

BUILDING DEPT
ACCEPTED



Roofline 3D Layout



CHOICE BUILDING SUPPLY INC.

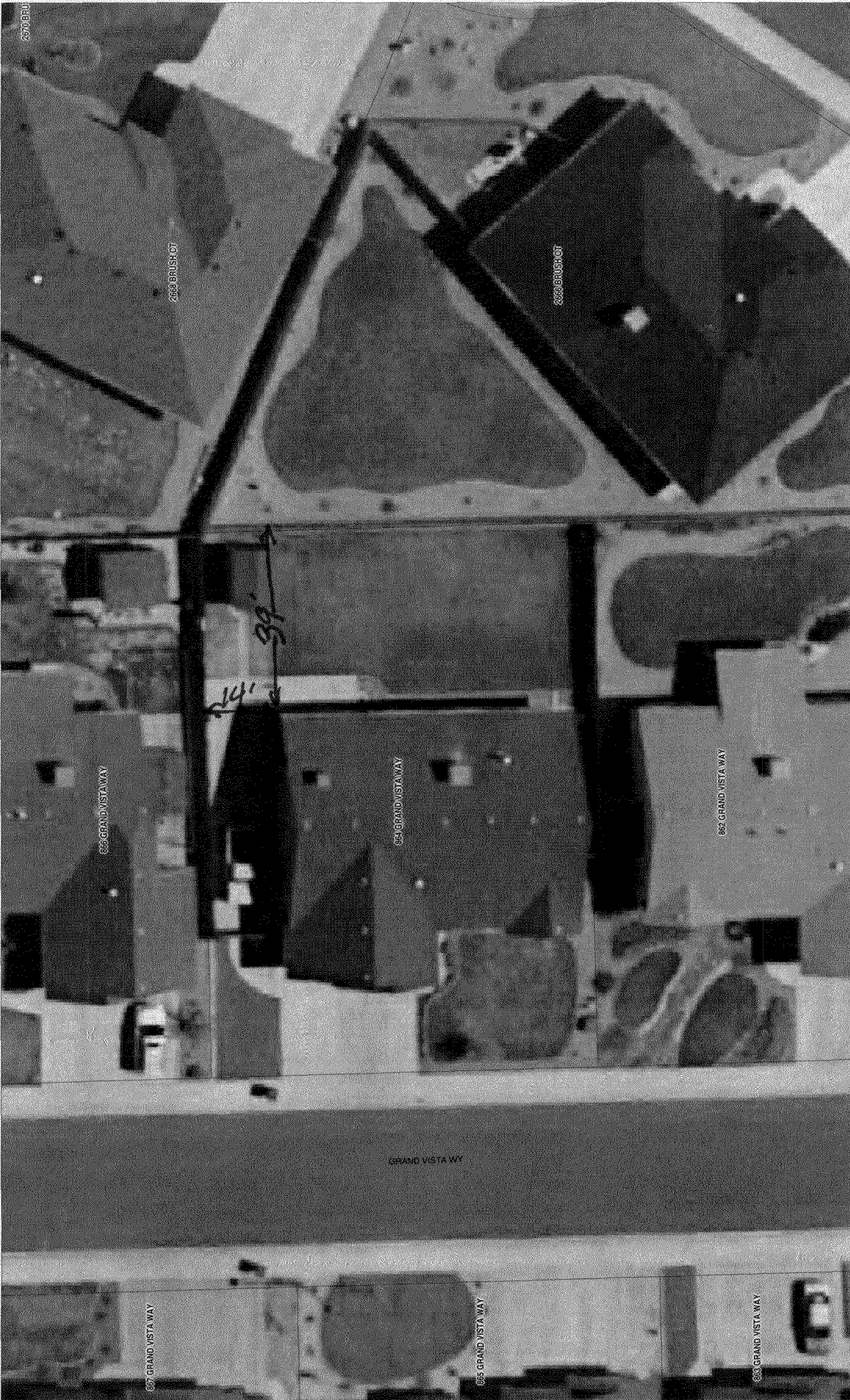
525 NORTH BROADWAY
CORTEZ COLORADO
(970) 565-4245
(970) 565-4337 FAX

Jobname: XXXX
Customer: 0000
Dsgnr: ZZ

WO: XXXX

Date : 8/20/99
DurFac - Lbr: 1.15
DurFac - Plt: 1.15
O.C. Spacing: 24.0"
Design Criteria: UBC
Components : 42

Chk: XXX	
TC Live	30.0 psf
TC Dead	10.0 psf
BC Live	.0 psf
BC Dead	10.0 psf
TOTAL	50.0 psf



2970 BRU

2988 BRUSH CT

2999 BRUSH CT

652 GRAND VISTA WAY

654 GRAND VISTA WAY

656 GRAND VISTA WAY

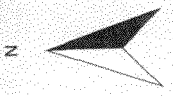
657 GRAND VISTA WAY

655 GRAND VISTA WAY

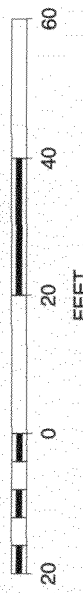
658 GRAND VISTA WAY

GRAND VISTA WY

Handwritten annotations: '214' and '39'' with arrows indicating dimensions on the lot between 654 and 655 Grand Vista Way.



SCALE 1 : 327



FEET