

FEE \$	10.00
TCP \$	None
SIF \$	292.00

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## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Community Development Department

BLDG PERMIT NO. 88980



Your Bridge to a Better Community

BLDG ADDRESS 2665 Amber Spring <sup>way</sup> SQ. FT. OF PROPOSED BLDGS/ADDITION 1911 1/4 1196 G

TAX SCHEDULE NO. 2701-261-42-005 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION GRAND VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 2 BLK 3 LOT 5 NO. OF DWELLING UNITS:  
Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) OWNER Jim Brunswick NO. OF BUILDINGS ON PARCEL  
Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS 850 NORTH 5<sup>th</sup> USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 254-1318 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT SUNSHINE II TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
\_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2350 G ROAD

(2) TELEPHONE 255-8853

**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 20/25 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7/3 from PL, Rear 25/5 from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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 4/10/03

Department Approval [Signature] Date 4/24/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15956</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-24-03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

