

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

LUXOR 6L
PLANNING CLEARANCE (C)
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 90909



Building Address 2671 Amber Springs No. of Existing Bldgs None Proposed 1
 Parcel No. 2701-201-42-002 Sq. Ft. of Existing Bldgs NA Proposed 1816
 Subdivision Grand Vista Sq. Ft. of Lot / Parcel 8550
 Filing 2 Block 3 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2616 w/ garage

OWNER INFORMATION:

Name Sonshine Const & Dev
 Address 2350 G Rd
 City / State / Zip GJ CO 81521

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Sonshine Const & Dev
 Address 2350 G Rd
 City / State / Zip GJ CO 81521

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

Telephone _____

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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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)

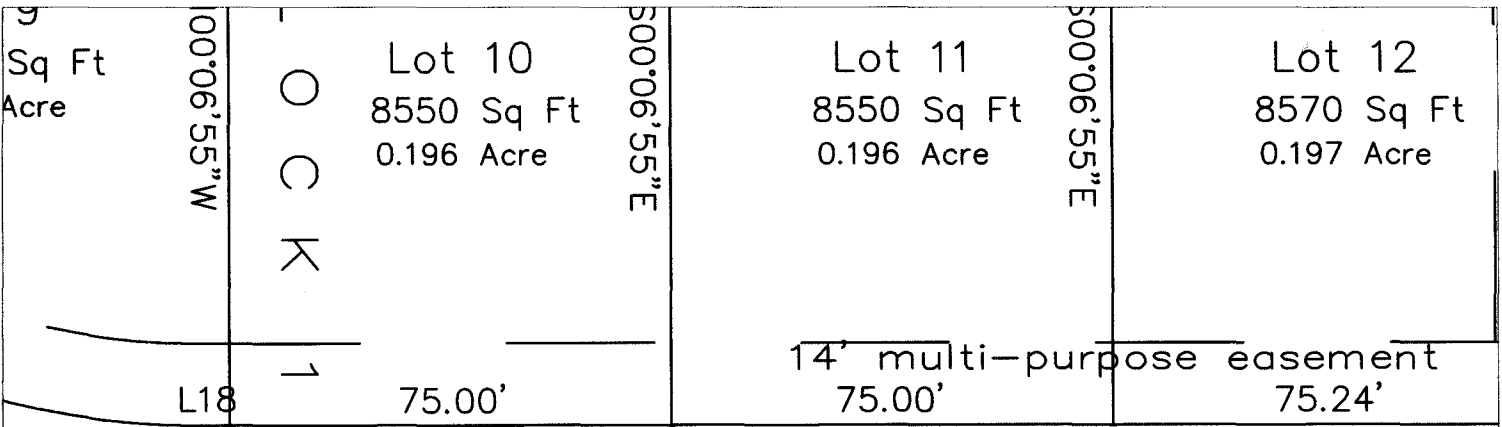
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

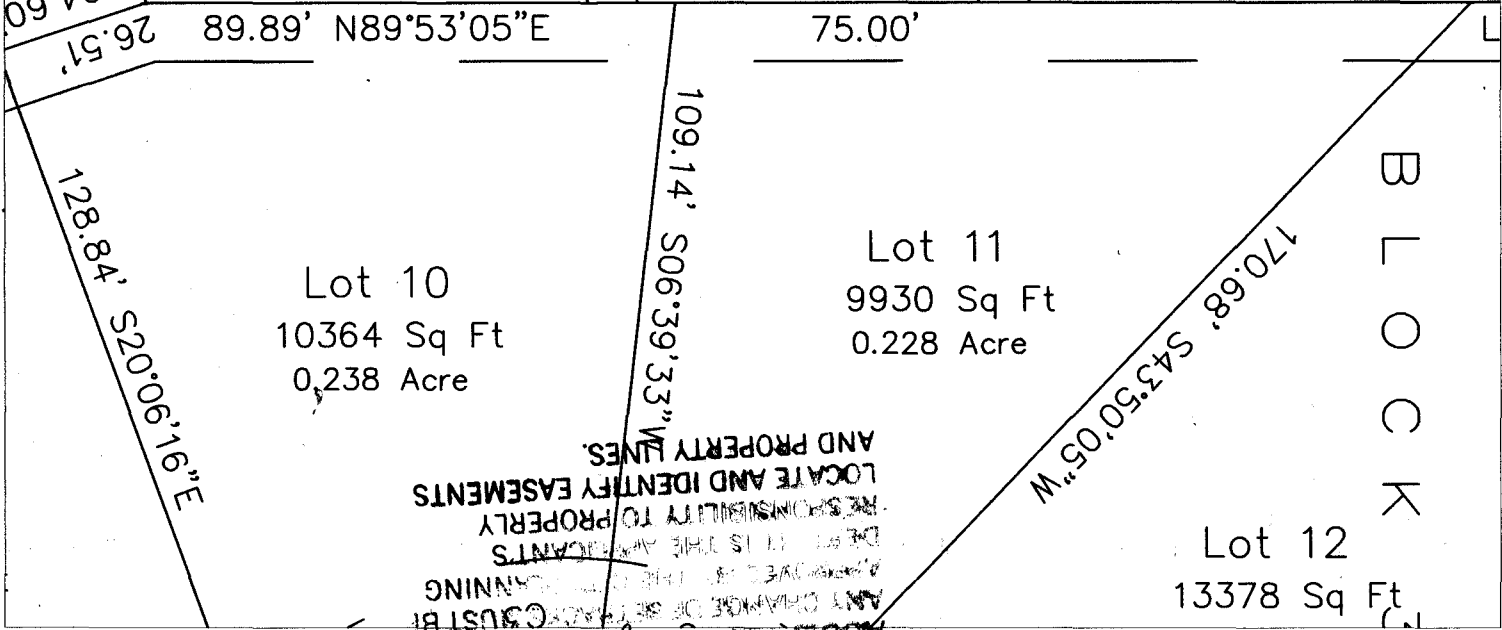
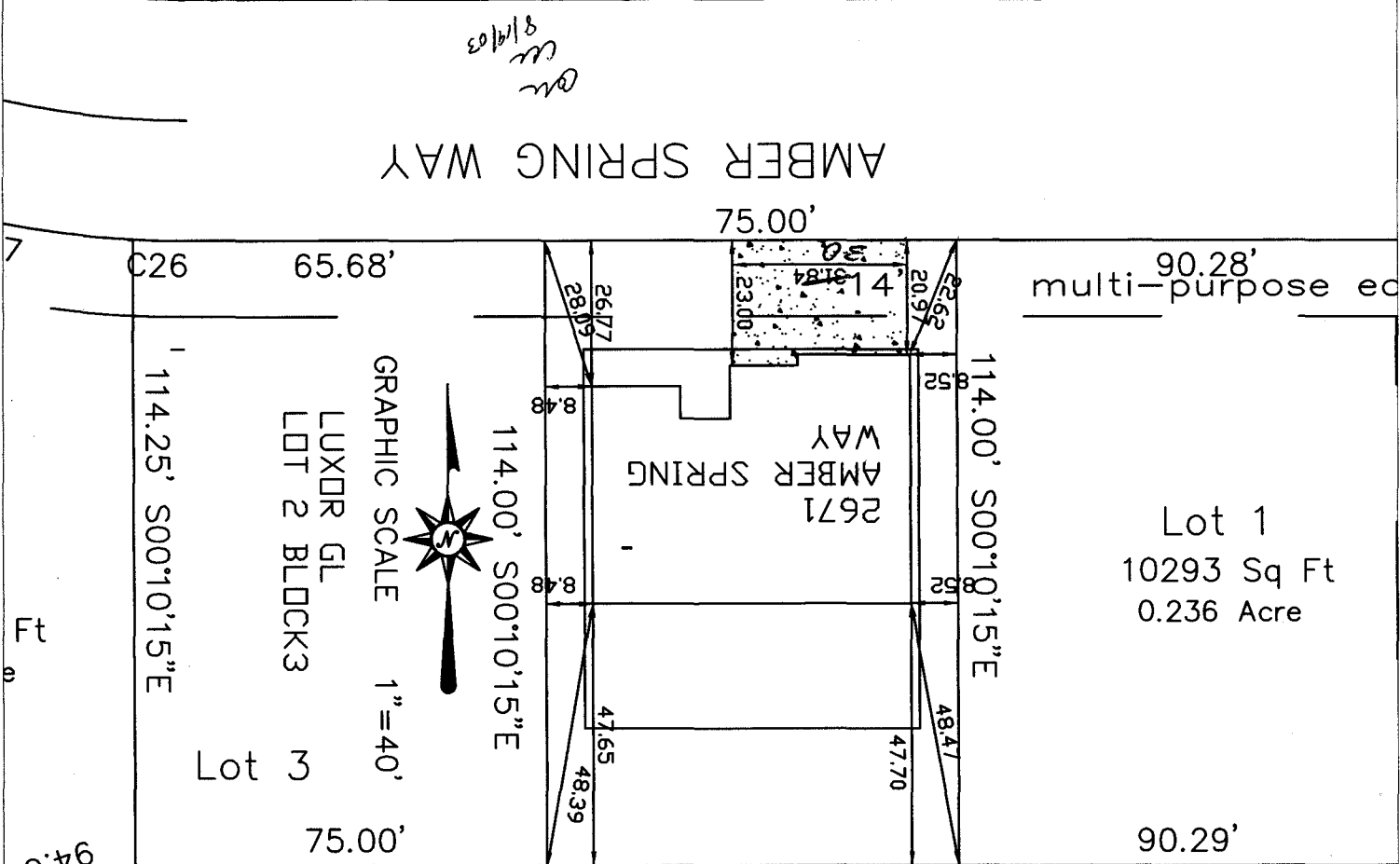
Applicant Signature [Signature] Date Aug 14-03
 Department Approval Gayleen Henderson Date Aug 29, 2003

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>Marshall Cole</u>	Date <u>8-28-03</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)



AMBER SPRING WAY



8-29-03
 ACCEPTED
 ANY CHANGE OF LOT OR BLOCK
 IS THE RESPONSIBILITY OF THE
 CLIENTS TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Paulson Hardware