

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

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

BLDG PERMIT NO. 899127



Your Bridge to a Better Community

BLDG ADDRESS 2673 AMBER SPRINGS WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 2,198

TAX SCHEDULE NO. 2701 261 42001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 2,198

FILING 2 BLK \_\_\_\_\_ LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER EXTREME CONST NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 1820 0 ROAD USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 858-3102 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RES.

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

(2) ADDRESS 1820 0 ROAD

(2) TELEPHONE 858-3102

**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 5090

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

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

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

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 6-16-03

Department Approval [Signature] Date 6/23/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16216</u>
Utility Accounting <u>[Signature]</u>		Date	<u>6/23/03</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)

P.L.

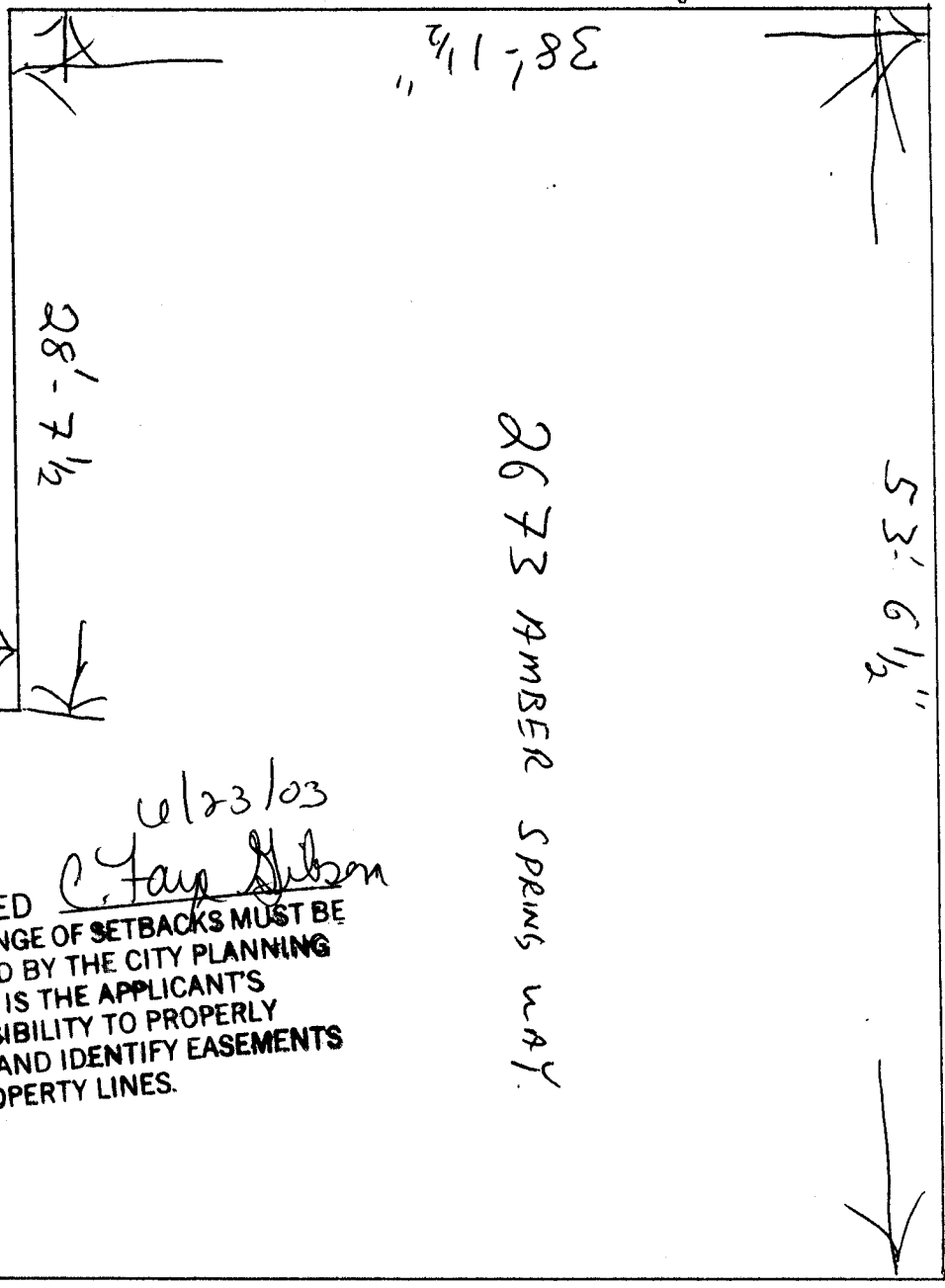
10' EASEMENT

114'

17.5"

N

du  
u  
e/16/03



← 90.29 →

53' 6 1/2"

2673 AMBER SPRINGS WAY

28'-7 1/2"

← 10'-10" →

u/23/03

*C. Fay Gibson*

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

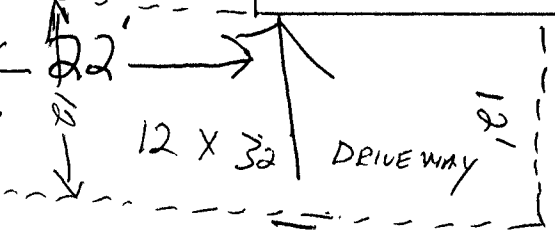
← 90.28 →

24' x 22'  
DRIVEWAY

24'

← 43' →

49'



19' →

← 114' →

P.L.

P.L.