

FEE \$ 10.00
 TCP \$ 0
 SIF \$ 292.00

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

BLDG PERMIT NO. _____



Building Address 2664 Brush Ct.
 Parcel No. 2701-261-42-021
 Subdivision Grand Vista
 Filing 2 Block 3 Lot 21

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 2600.00
 Sq. Ft. of Lot / Parcel 10,284
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2600.

OWNER INFORMATION:

Name John & Tracy Collier
 Address 684 E. Morland Cir.
 City / State / Zip G.J. Co 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Rock Paust. LLC
 Address 1025 Glenwood Av.
 City / State / Zip G.J. Co 81503
 Telephone 970-266-2527

***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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 _____
Voting District <u>B</u> Driveway Location Approval <u>W</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).

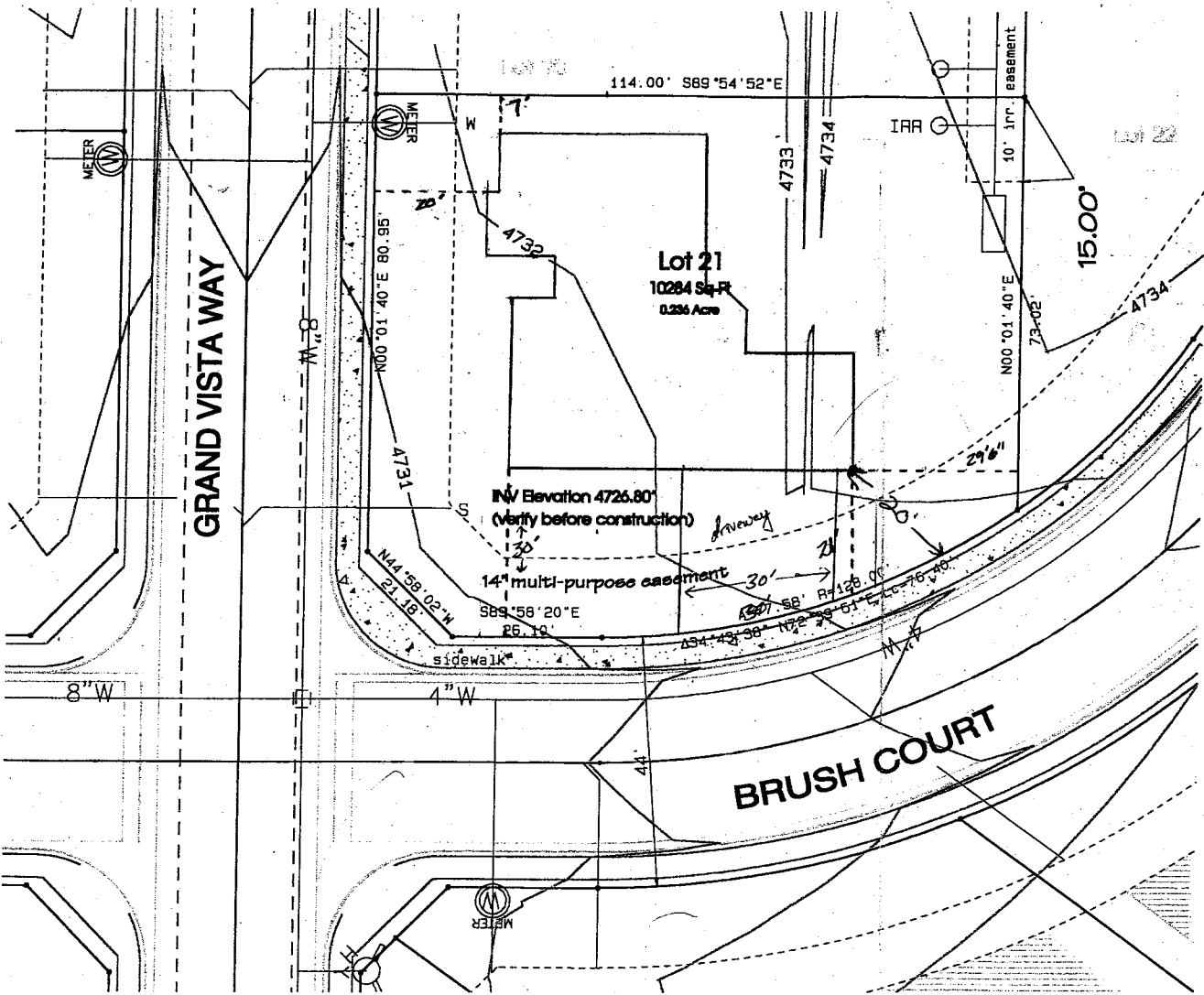
Applicant Signature [Signature] Date 9-29-03
 Department Approval [Signature] Date 10/6/03

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>16626</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-6-03</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)

LOT 21 BLOCK 3 FILING 2

SITE PLAN



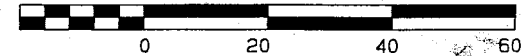
Zoning - RSF-4 (RESIDENTIAL SINGLE FAMILY)

Minimum lot area	6,200 sq. ft.
Maximum units per gross acre	4
Duck Requirements	
1. Minimum street frontage	20 feet
2. Minimum height of structures	32 feet
3. Minimum lot width (at structure site for principal structure)	75 feet
4. Minimum side yard setback	
Principal structure	7 feet
Accessory structure (on rear half of parcel)	5 feet
5. Minimum rear yard setback	
Principal structure	50 feet
Accessory structure	10 feet
6. Minimum front yard setback (from centerline of right-of-way)	
Principal arterial	75 feet
Minor arterial	65 feet
Collector	50 feet
Local	45 feet
7. Maximum coverage of lot by structures	50%



*ole
in
9/29/03*

GRAPHIC SCALE 1"=20'



**GRAND VISTA
EXHIBIT ONLY**

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # 8210
GRAND JUNCTION CO 81505
(970) 243-6067

Drawn: BKB Checked: Job No.0390-001 Date: Feb 1, 2002

NOTE: This is not a boundary survey, for exhibit only, refer to the recorded plat for recorded information.

ACCEPTED *C. Jay Wilson*
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.

10/6/03