

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

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

BLDG PERMIT NO. 90907



Building Address 2669 BRUSH CT
Parcel No. 2701-201-42-030
Subdivision Grand Vista
Filing 2 Block 3 Lot 30

No. of Existing Bldgs NONE Proposed 1
Sq. Ft. of Existing Bldgs NA Proposed 1895 / 606
Sq. Ft. of Lot / Parcel 9573 SF ^{House Garage}
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2501 w/garage

OWNER INFORMATION:

Name Sunshine # Dev. & Const
Address 2350 G Road
City / State / Zip Grand Junction CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Sunshine # Dev. & Const
Address 2350 G Road
City / State / Zip Grand Junction CO 81505
Telephone 255-8853

***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 <u>X</u> NO _____
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 _____	Driveway Location Approval _____ (Engineer's Initials)

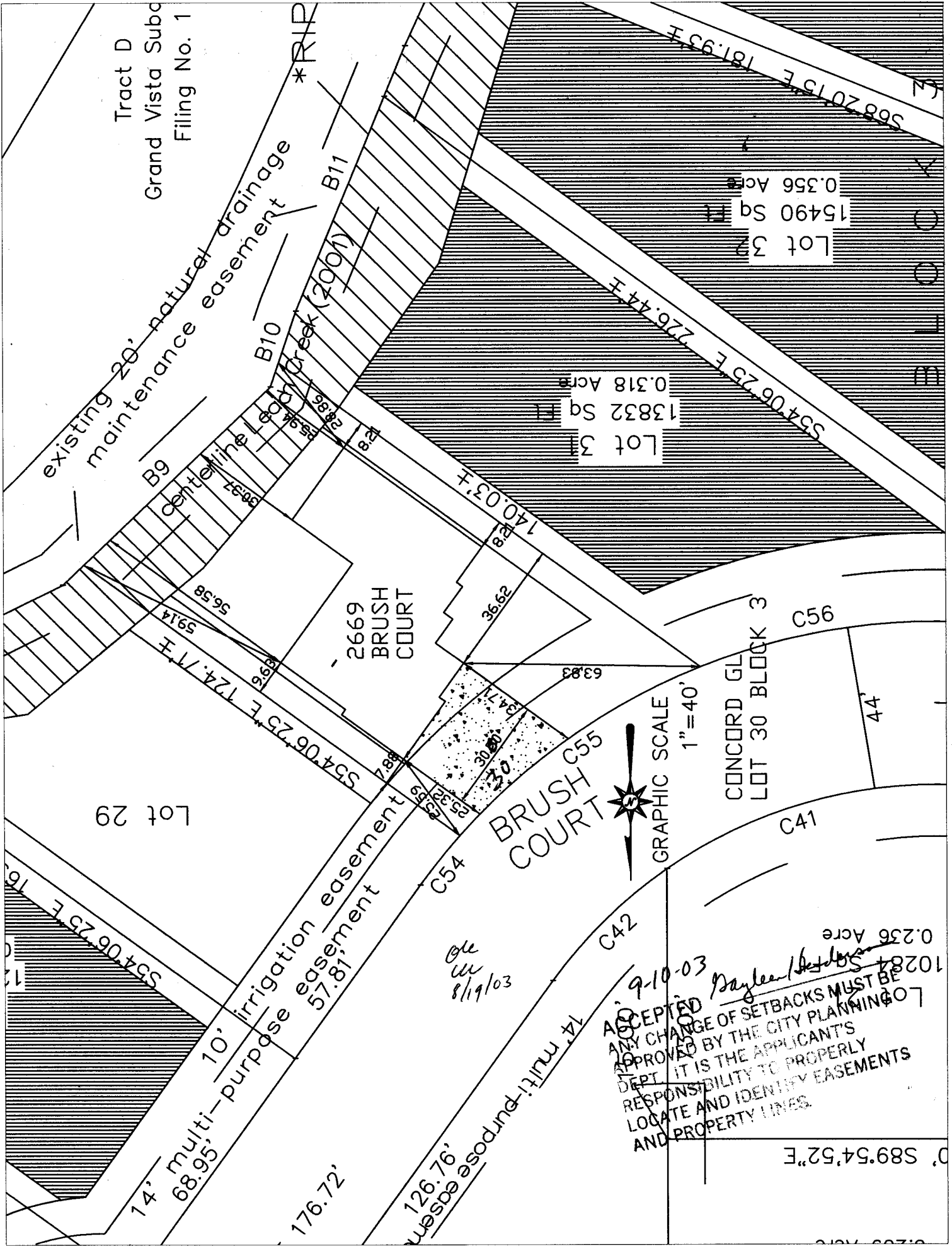
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Don K Cassatt Date 8-14-03
Department Approval Gayleen Henderson Date 9-10-03

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO _____	W/O No. <u>654</u>
Utility Accounting <u>D Overholt</u>	Date <u>9/10/03</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)



Tract D
Grand Vista Sub
Filing No. 1

existing 20' natural drainage
maintenance easement

B9
Centerline
B10
Creek (2001)
B11

Lot 29

2669
BRUSH
COURT

BRUSH
COURT

CONCORD GL.
LOT 30 BLOCK 3

GRAPHIC SCALE
1" = 40'

ACCEPTED
9-10-03

Dayle Anderson
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.

0' S89°54'52"E

Lot 32
15490 Sq Ft
0.356 Acres

Lot 31
13832 Sq Ft
0.318 Acres

Lot 33
10284 Sq Ft
0.236 Acres

14' multi-purpose
68.95'

10' irrigation easement
57.81'

14' multi-purpose easem
126.76'

C42

C41

C56

C54

C55

C54

59.14'

56.58'

124.77'

554.0625'

78.89'

25.32'

22.85'

34.71'

30.00'

36.62'

63.83'

140.037'

226.447'

181.937'

554.0625'

554.0625'

554.0625'

554.0625'

554.0625'