

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 90908



Building Address 2671 BRUSH CT
Parcel No. 2701-261-42-029
Subdivision Grand Vista
Filing 2 Block 3 Lot 29

No. of Existing Bldgs 0 Proposed 1
Sq. Ft. of Existing Bldgs NA Proposed 2073
Sq. Ft. of Lot / Parcel 9249
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1087 w/ garage

OWNER INFORMATION:

Name Sunshine Const. & Dev
Address 2350 G Rd
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 Const & Dev
Address 2350 G Rd
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 <u>B</u>	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, 2003
Department Approval Bayleen Henderson Date 9-10-03

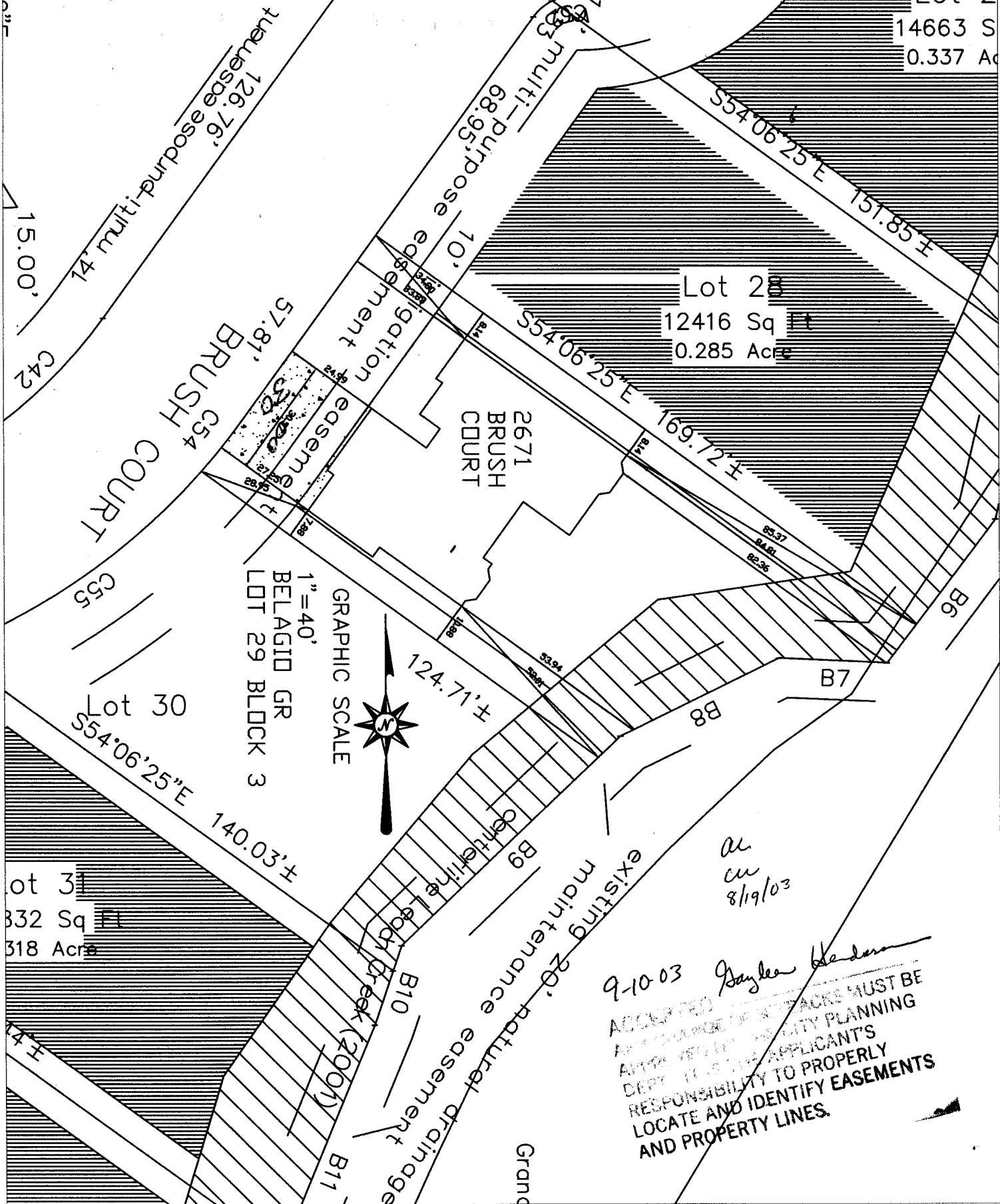
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>16543</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/10/03</u>	

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)

Lot 22
15646 Sq Ft
0.359 Acre

Lot 2
14663 S
0.337 Ac

Lot 28
12416 Sq Ft
0.285 Acre



BRUSH COURT
C54
C55
LOT 29 BLOCK 3
BELAGID GR
1"=40'
GRAPHIC SCALE



ac
cu
8/19/03

9-10-03

Gaylen

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