

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

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

BLDG PERMIT NO. 89446



Your Bridge to a Better Community

BLDG ADDRESS 2675 Brush Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1716

TAX SCHEDULE NO. 2701-261-42-027 SQ. FT. OF EXISTING BLDGS

SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 1716

FILING 2 BLK 3 LOT 27 NO. OF DWELLING UNITS:

Before: After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: After: 1 this Construction

(1) OWNER Bruce Craigie

(1) ADDRESS 104 Country Club Pk 6J

(1) TELEPHONE 970-241-9642

(2) APPLICANT

(2) ADDRESS

(2) TELEPHONE

USE OF EXISTING BUILDINGS

DESCRIPTION OF WORK & INTENDED USE Residence

TYPE OF HOME PROPOSED:

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

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)
or from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions 100yr floodplain is on rear of property. Will be out of it.
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 B. Craigie

Date 4-24-03

Department Approval C. Jay Gibson

Date 4/28/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16052</u>
Utility Accounting	<u> </u>	Date	<u>5-2-03</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)

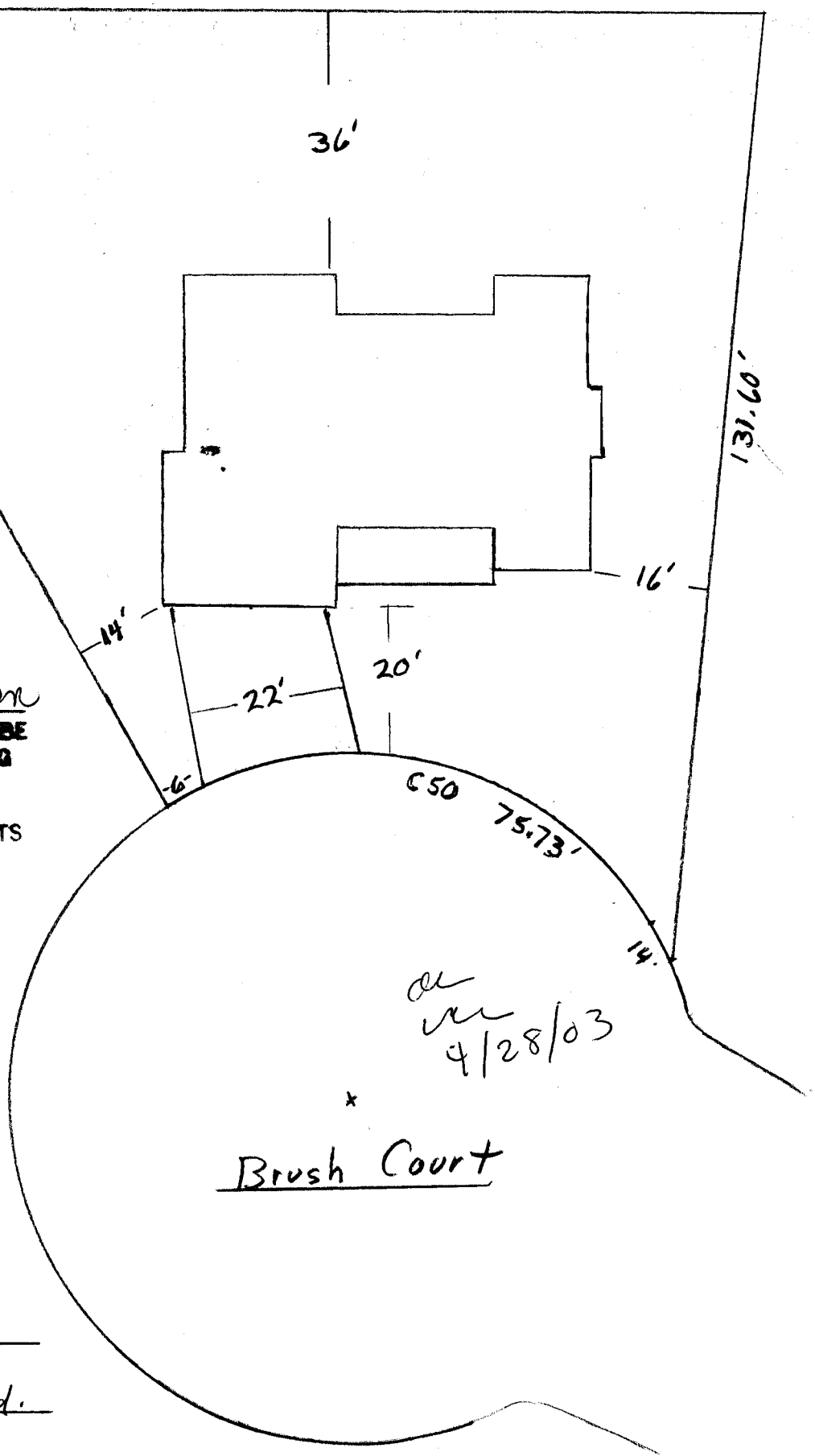
146.20'

36'

131.60'

126.85'

ACCEPTED *4/28/03*
Cy Faye Libben
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.



all
4/28/03

Brush Court

Bruce Craigue
104 Country Club Pk Rd.
G.J. CO. 81503
Tel. 241-9642