

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

②

BLDG ADDRESS 2665 J ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 2747

TAX SCHEDULE NO. 2701-261-35-023 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION GRAND VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 2747

FILING 1 BLK 1 LOT 23 NO. OF DWELLING UNITS:

Before: \_\_\_\_\_ After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: \_\_\_\_\_ After: 1 this Construction

(1) OWNER SONSHINE II

(1) ADDRESS 2350 G ROAD

USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 255 8853

DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY

(2) APPLICANT SONSHINE II

TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) \_\_\_\_\_

(2) ADDRESS 2350 G ROAD

(2) TELEPHONE 255-8853

**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 \_\_\_\_\_

CENSUS B TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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 12-22-03

Department Approval [Signature]

Date 12-31-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16872</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/31/03</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)

I Road

134.77'

GRAND VISTA  
Lot 23  
21588 Sq Ft  
0.496 Acre

1  
2  
3  
4  
5  
6  
7  
8

A. A.

9

10

11  
12  
13  
14

RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS PRIOR TO CONSTRUCTION.  
PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
IF NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR SETBACK DATA.

**NOTE:**  
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION



2665

I Road

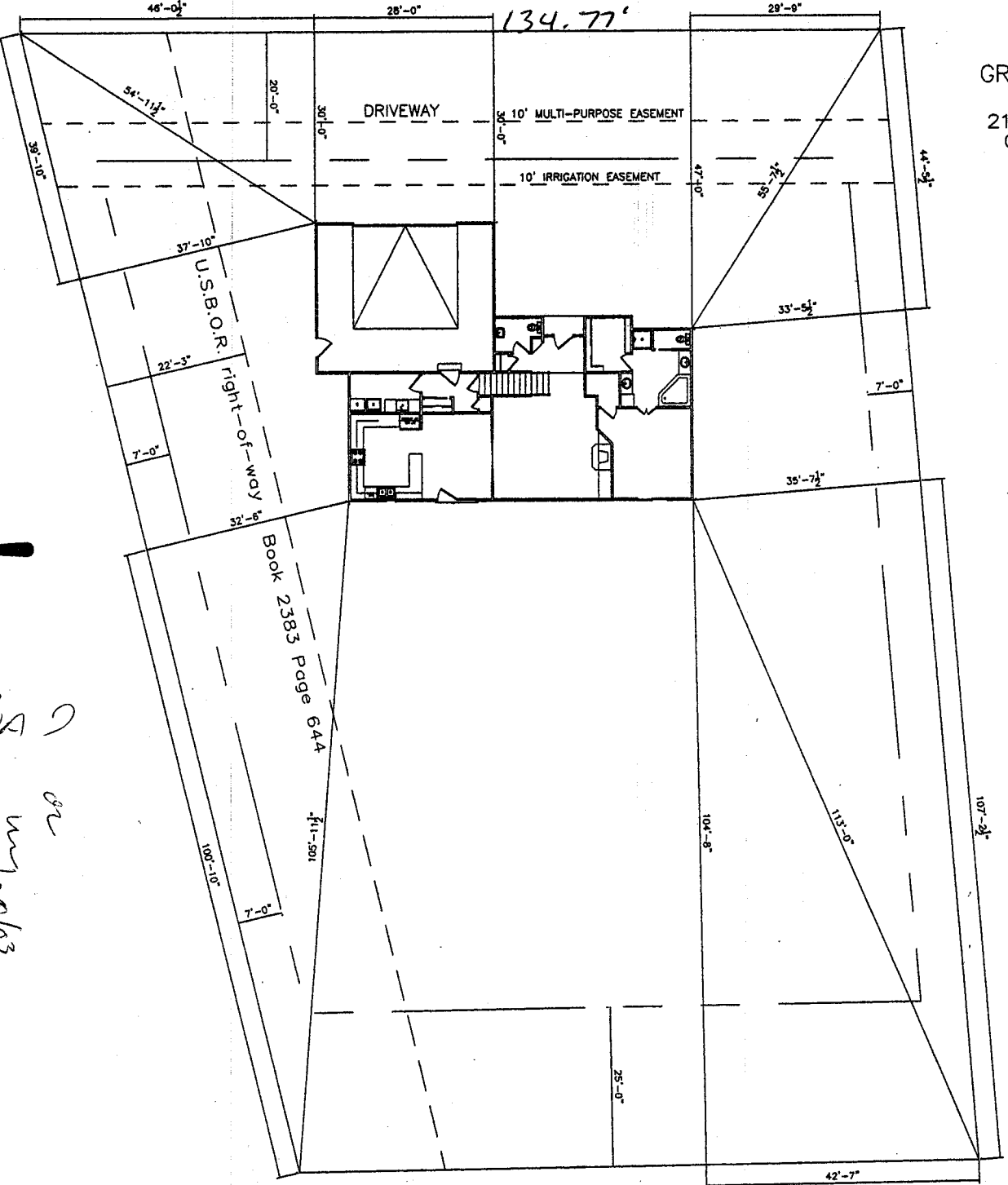
12/30/03  
or

12-31-03  
**ACCEPTED**  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE CITY PLANNING DEPT. HAS NO LIABILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Gayleen Henderson

Book 2383 Page 644

111-501



106.45