

FEE \$ 10.00
 TCP \$ 1000.00
 SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2668 Amber Springs Way ~~Grand Vista Way~~ No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2701-201-37-015 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2575

Subdivision GRAND VISTA Sq. Ft. of Lot / Parcel _____

Filing 2 Block 1 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2575

Height of Proposed Structure 16'

OWNER INFORMATION:

Name SONSHINE II

Address 2350 G ROAD

City / State / Zip GJ CO 81505

APPLICANT INFORMATION:

Name SONSHINE II

Address 2350 G ROAD

City / State / Zip GJ CO 81505

Telephone 255-8853

DESCRIPTION OF WORK & INTENDED USE:

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

***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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Acco approval required
 Voting District B Driveway Location Approval 4
 (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 12/23/04

Department Approval [Signature] Date 12/28/04

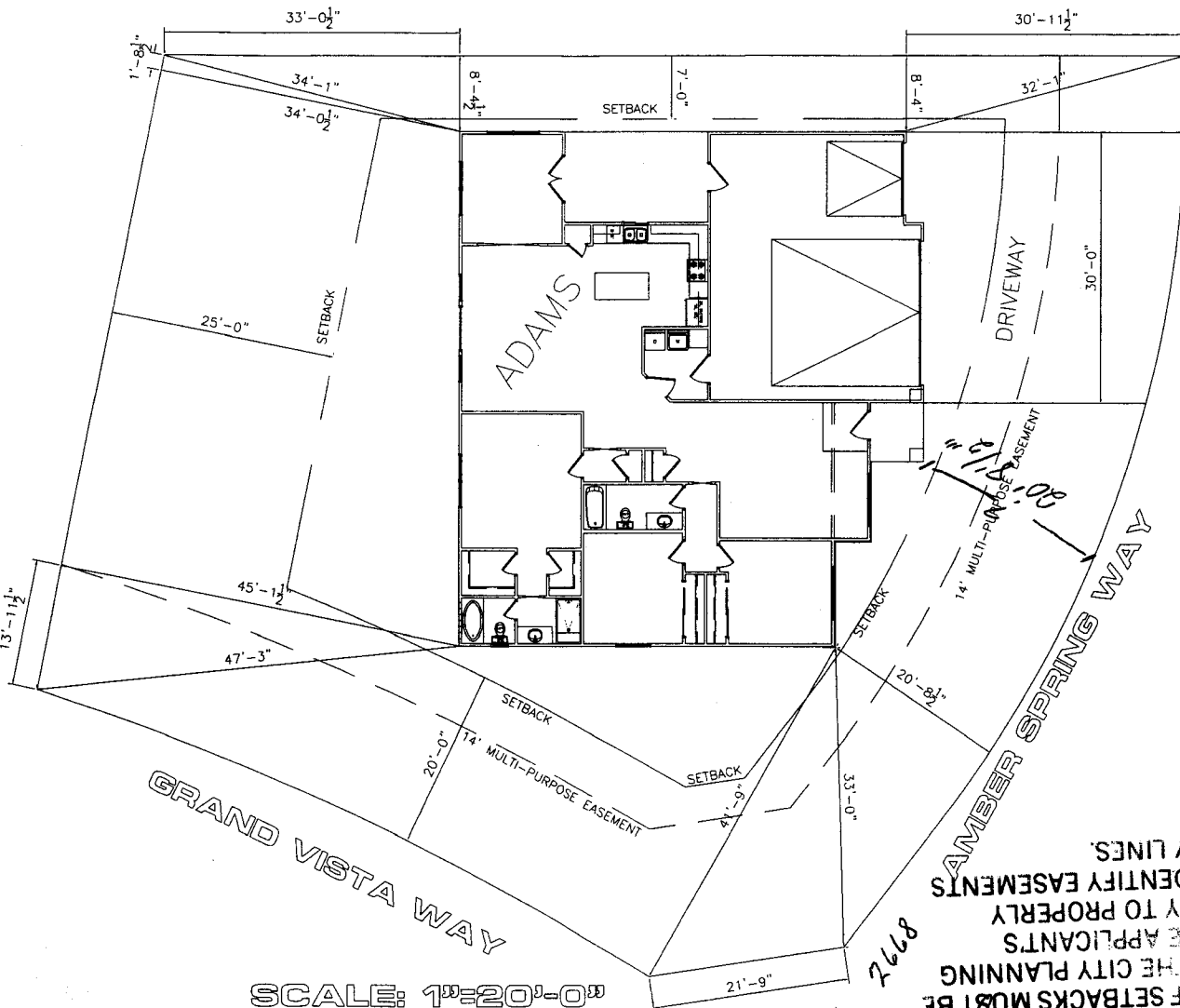
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 17840

Utility Accounting [Signature] Date 12/29/04

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)

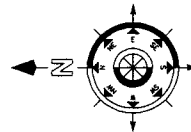
ID OR HOME OWNER
 UNLESS OTHER
 BACKS AND EASEMENTS
 AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS

TANCE OF THESE TERMS.
 ED.



SCALE: 1" = 20'-0"

DRIVE OK
 54 12/28/04



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

NOTE:
 DIMENSION LINES ARE PULLED FROM
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION.

NOTE
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

| SITE PLAN INFORMATION | |
|-----------------------|-----------------------|
| SUBDIVISION NAME | GRAND VISTA- FILING 2 |
| LOT NUMBER | 9 |
| BLOCK NUMBER | 1 |
| STREET ADDRESS | ? AMBER SPRING WAY |
| COUNTY | MESA |
| HOUSE LIVING SQ. FT. | 1886 SF |
| LOT SIZE | 10056 SF |
| SETBACKS USED | FRONT 20' |
| | SIDES 7' |
| | REAR 25' |

ACCEPTED
 12/28/04
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.