

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

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

BLDG PERMIT NO. _____



Building Address 885 Baywood Ct.
Parcel No. 2701-261-36-012
Subdivision Grand Vista Subdivision
Filing 1 Block 2 Lot 12

No. of Existing Bldgs 0 Proposed 1
Sq. Ft. of Existing Bldgs 0 Proposed ~~2600~~ 2600
Sq. Ft. of Lot / Parcel 26030
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2600

OWNER INFORMATION:

Name Steven & Robin Brown
Address 714 Lockwood
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 Rock Const. LLC
Address 1025 Glenwood Av.
City / State / Zip G.J. CO 81503
Telephone 260-2527

***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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 <u>lll</u> (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 1-5-04
Department Approval [Signature] Date 1/6/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16919</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-6-04</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)

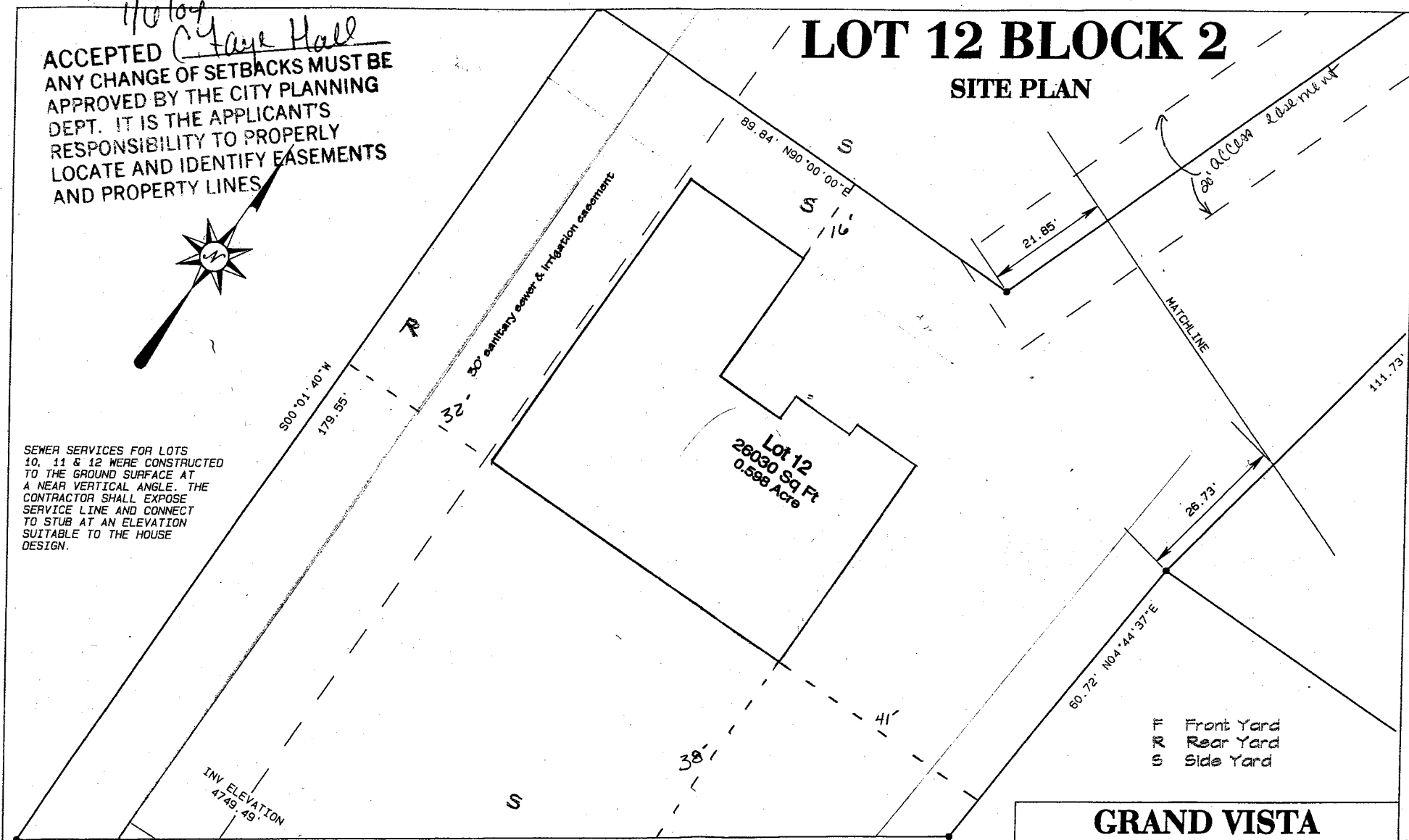
LOT 12 BLOCK 2

SITE PLAN

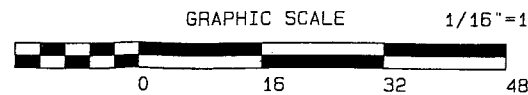
1/10/04
C. Faye Hall
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SEWER SERVICES FOR LOTS 10, 11 & 12 WERE CONSTRUCTED TO THE GROUND SURFACE AT A NEAR VERTICAL ANGLE. THE CONTRACTOR SHALL EXPOSE SERVICE LINE AND CONNECT TO STUB AT AN ELEVATION SUITABLE TO THE HOUSE DESIGN.



- F Front Yard
- R Rear Yard
- S Side Yard



NOTE: This is not a boundary survey, for exhibit only, refer to the recorded plat for recorded information.

GRAND VISTA FILING 1

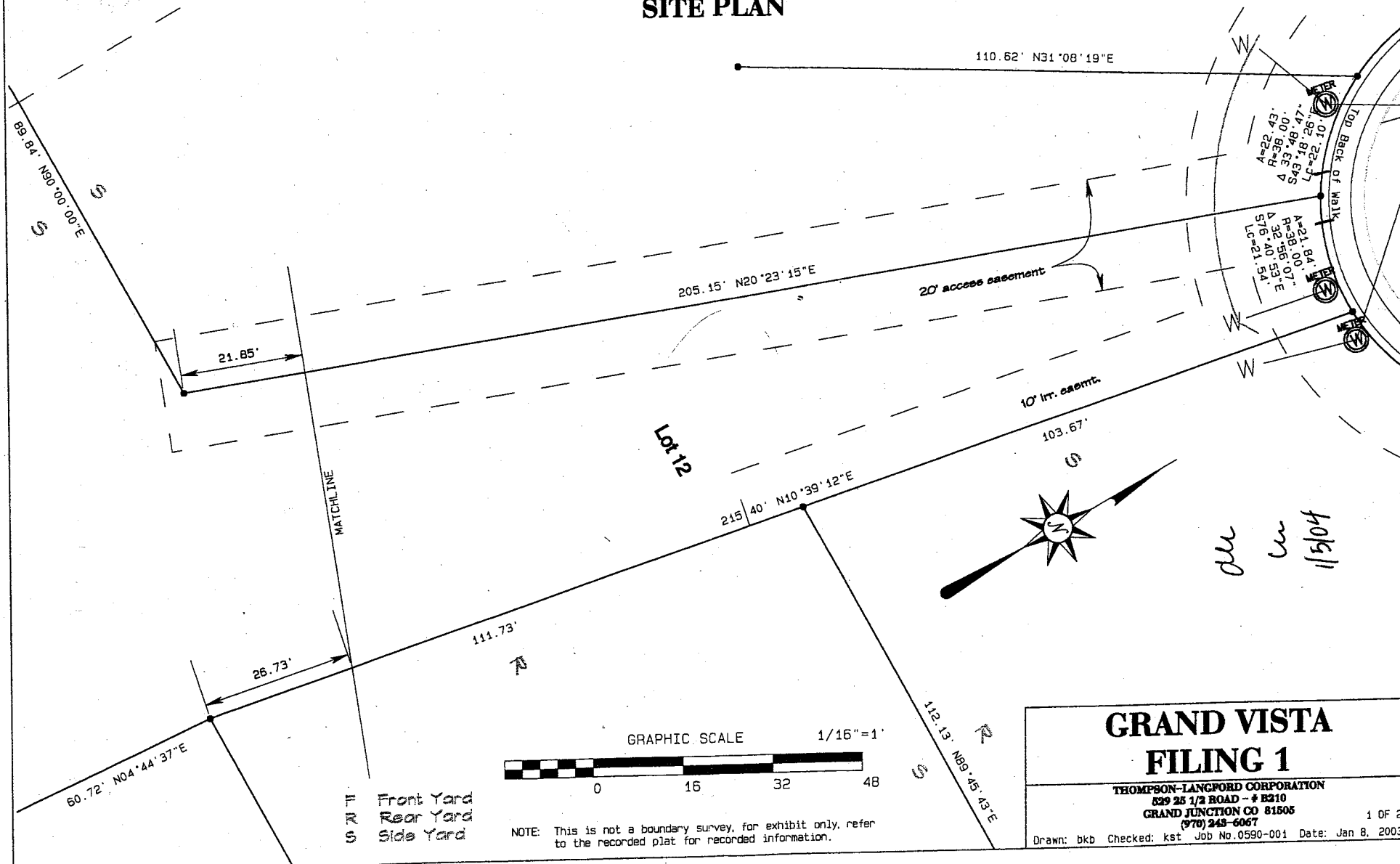
THOMPSON-LANGFORD CORPORATION
829 25 1/2 ROAD - # 5316
GRAND JUNCTION CO 81605
(970) 243-6067

Drawn: bkb Checked: kst Job No. 0590-001 Date: Jan 8, 2003

Baywood Ct

LOT 12 BLOCK 2

SITE PLAN



NOTE: This is not a boundary survey, for exhibit only, refer to the recorded plat for recorded information.

GRAND VISTA FILING 1	
THOMPSON-LANGFORD CORPORATION 629 25 1/2 ROAD - # B310 GRAND JUNCTION CO 81506 (970) 249-6067	
Drawn: bkb Checked: kst Job No. 0590-001 Date: Jan 8, 2003	1 OF 2