

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 887 Baywood Ct.
 Parcel No. 2701-261-36-011
 Subdivision Grandvista Sub.
 Filing 1 Block 2 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3094
 Sq. Ft. of Lot / Parcel 14,902
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3094

OWNER INFORMATION:

Name Jerald Ent.
 Address 703 Spanish trails dr.
 City / State / Zip G. J. 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 2495 Industrial Blvd
 City / State / Zip G. J. Co 81505
 Telephone 970-260-2527

***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 DEVELOPEMENT 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 <u>ACCO approval req'd</u>
Voting District <u>"B"</u> Driveway Location Approval <u>[Signature]</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 10-20-04
 Department Approval [Signature] Date 10/22/04

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>17684</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/22/04</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 11 BLOCK 2

Revised Plan 10-20-04 PCB

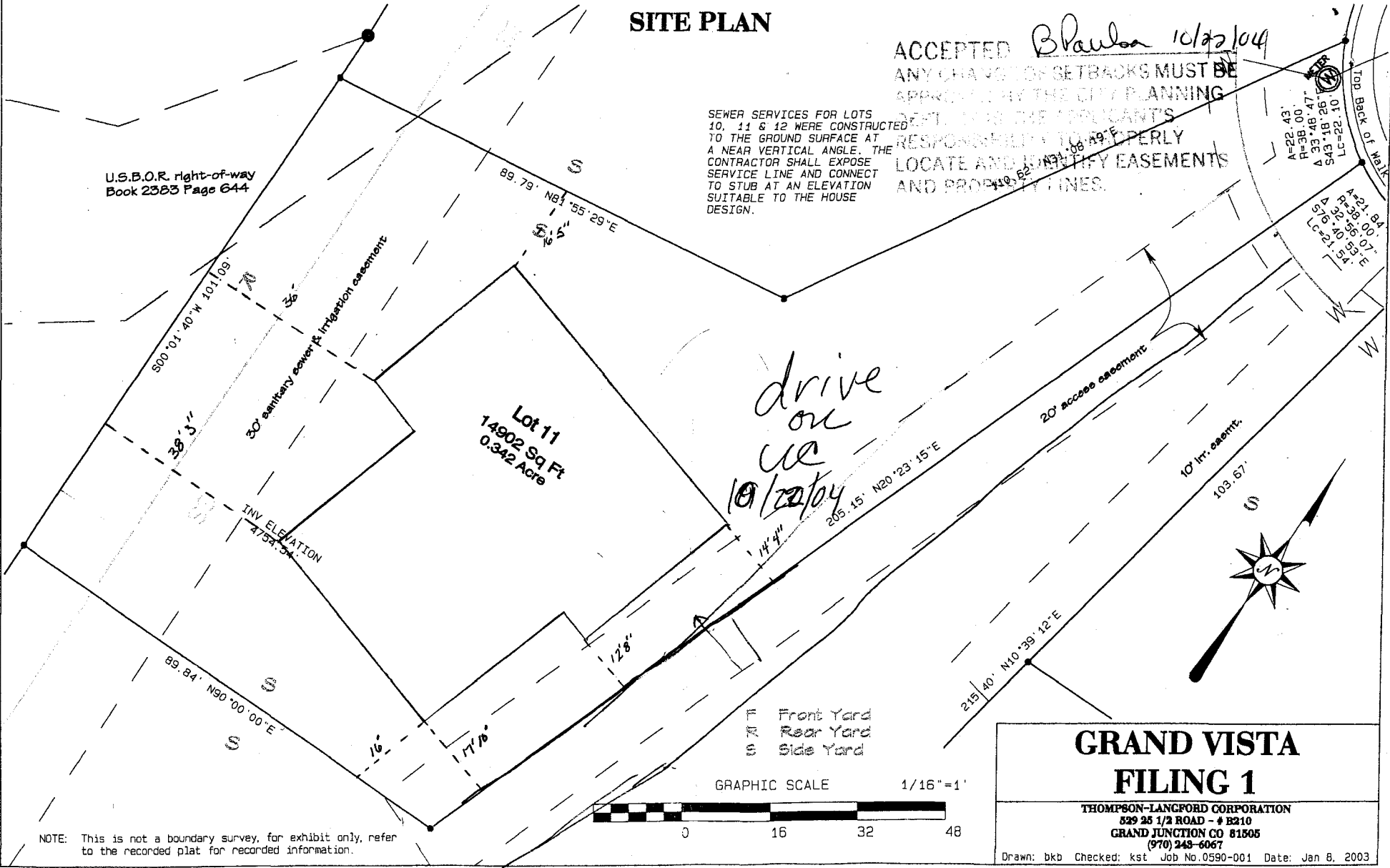
SITE PLAN

ACCEPTED *Blawie 10/22/04*

ANY CHANGES 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.

U.S.B.O.R. right-of-way Book 2383 Page 644



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

GRAND VISTA FILING 1

THOMPSON-LANCFORD CORPORATION
 529 25 1/2 ROAD - # B210
 GRAND JUNCTION CO 81505
 (970) 249-6067

Drawn: bkb Checked: kst Job No. 0590-001 Date: Jan 6, 2003

Drive 12' wide within shared easement