

FEE \$ 10.00
 TCP \$ None
 SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____



Dees were paid on 3/12/03

Building Address 891 BAYWOOD COURT
 Parcel No. 2701-261-36-009
 Subdivision GRAND VISTA
 Filing Filing #1 Block 2 Lot 9

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 184 Proposed 1840
 Sq. Ft. of Lot / Parcel 17,109 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1840

OWNER INFORMATION:

Name RANDY FORNEY
 Address 2717 CARRIBEAN
 City / State / Zip GRAND JCT, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SJSM LLC.
 Address 4150 ANASAZI COURT
 City / State / Zip GRAND JUNCTION, CO
 Telephone 970-216-9890

***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 NO
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District B Driveway Location Approval _____
 (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 FEB-20-2004
 Department Approval [Signature] Date 2/24/04

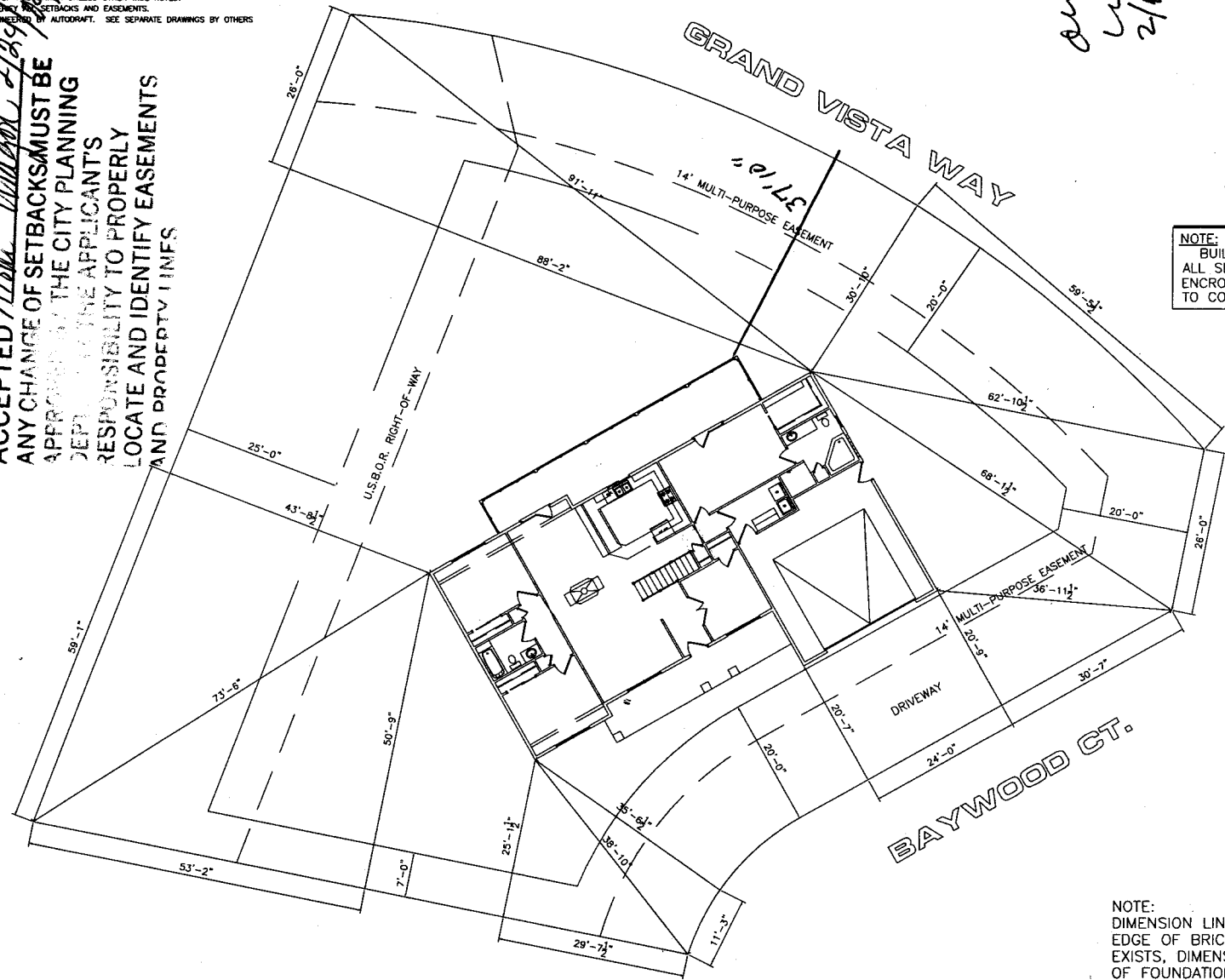
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 15823
 Utility Accounting [Signature] Date 2/23/04

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)

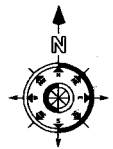
THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 IF THIS PLAN CONSTITUTES BUILDER AND/OR HOME OWNERS ACCEPTANCE OF THESE TERMS, DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 THE BUILDER OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.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

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

AW
W
 2/03/04



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



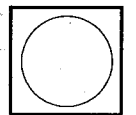
SITE PLAN INFORMATION	
SUBDIVISION NAME	GRAND VISTA- FILING 1
LOT NUMBER	9
BLOCK NUMBER	2
STREET ADDRESS	891 BAYWOOD CT.
COUNTY	MESA
HOUSE LIVING SQ. FT.	1814 SF
LOT SIZE	0.383 ACRES
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

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

SCALE: 1/8" = 1'-0"

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

AUTODRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6766



THE FORNEY RESIDENCE
SITE PLAN

DESIGN BY
AUTODRAFT
 FILE NAME
 DATE
 4-18-03
 SCALE
 1/8" = 1'-0"
SHEET 5