

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

BLDG ADDRESS 2668 Brush Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2206
 TAX SCHEDULE NO. 2701-261-42-023 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 2206
 FILING 2 BLK 3 LOT 23 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Ryan & Stephanie Segrist NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 761 Tulip Drive USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 245-8319 DESCRIPTION OF WORK & INTENDED USE Single family residential home
 (2) APPLICANT J.G. Mohr Const, Inc. TYPE OF HOME PROPOSED:
 (2) ADDRESS 3020 Bookcliff Ave Site Built Manufactured Home (UBC)
 (2) TELEPHONE 434-6069 Manufactured Home (HUD)
 Other (please specify) _____

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 _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS B TRAFFIC _____ ANNEX# _____

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 Aidan P. Model Date 3-25-04
 Department Approval Clare Hall Date 3/31/04
per Bob Blanchard

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No: 17131
Utility Accounting	<u>Wattisum</u>	Date	<u>3/31/04</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)

2668 Brush Ct.
Block 3, Lot 23, FPLing 2
Grand Vista Sub.

1/8 = 3.44

ACCEPTED *C. Lane Hall*
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.

NO. 1289

9454 Sq Ft
0.217 Acre

3789 Sq Ft
0.224 Acre

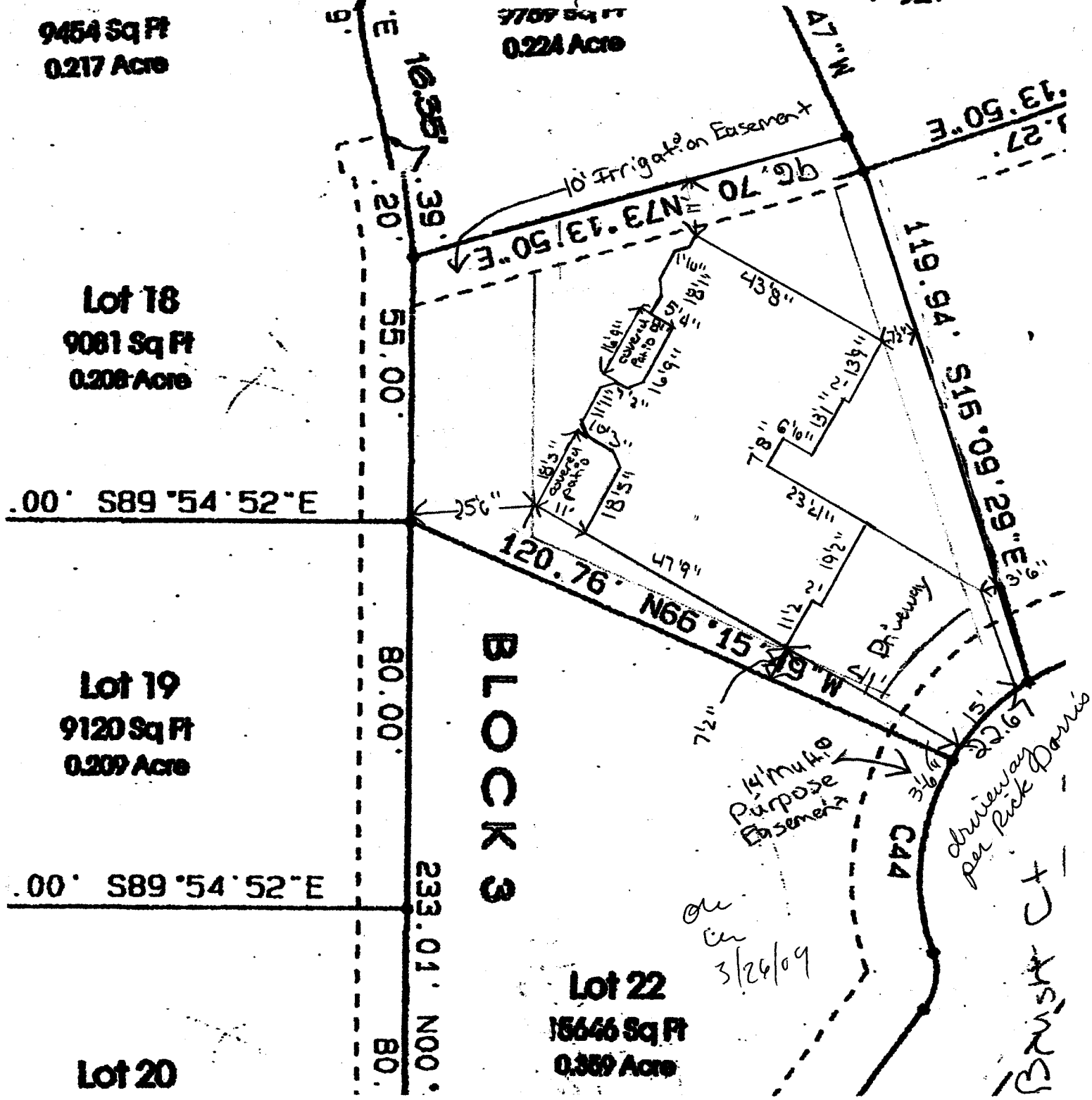
Lot 18
9081 Sq Ft
0.208 Acre

Lot 19
9120 Sq Ft
0.209 Acre

Lot 20

Lot 22
15646 Sq Ft
0.359 Acre

BLOCK 3



on
on
3/24/09
C44
Driveway
per Rick Davis
Brush Ct