

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 2670 Brush Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,219  
 TAX SCHEDULE NO. 2701-261-42-024 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 2,219  
 FILING 2 BLK 3 LOT 24 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER J.G. Mohrman Const. Inc. NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 3020 Brookcliff Ave USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 434-6069 DESCRIPTION OF WORK & INTENDED USE Single Family residential home  
 (2) APPLICANT Same as above TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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 RSE-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 \_\_\_\_\_  
 "B" CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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 Engel Date 3-29-04  
 Department Approval M. Gaylen Henderson Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>7/4</u>
Utility Accounting	<u>Vette [Signature]</u>	Date	<u>4/7/04</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)

**Lot 15**  
 10282 SQ FT  
 0.236 Acre

**Lot 16**  
 11603  
 0.266

4-7-04  
 ACCEPTED Gayleen Henderson  
 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.

2670 Brush Ct.  
 Lot 24 Block 3, Filing  
 Grand Vista Sub.

*gla*  
*u*  
 2/1/04

14' WIDE Purpose Easement

