

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 2672 BREWSTER CT  
 Parcel No. 2701-2601-42-025  
 Subdivision GRAND VISTA  
 Filing 2 Block 3 Lot 25

No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 1961  
 Sq. Ft. of Lot / Parcel 12051  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1901  
 Height of Proposed Structure 24'

**OWNER INFORMATION:**

Name SUNSHINE II  
 Address 2350 G ROAD  
 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 SUNSHINE II  
 Address 2350 G ROAD  
 City / State / Zip GJ CO 81505  
 Telephone 255-8853

**\*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 _____
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>ACCD Approval required</u>
Voting District <u>B</u>	Driveway Location Approval <u>4/1</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 12/23/04  
 Department Approval NA [Signature] Date 12/28/04

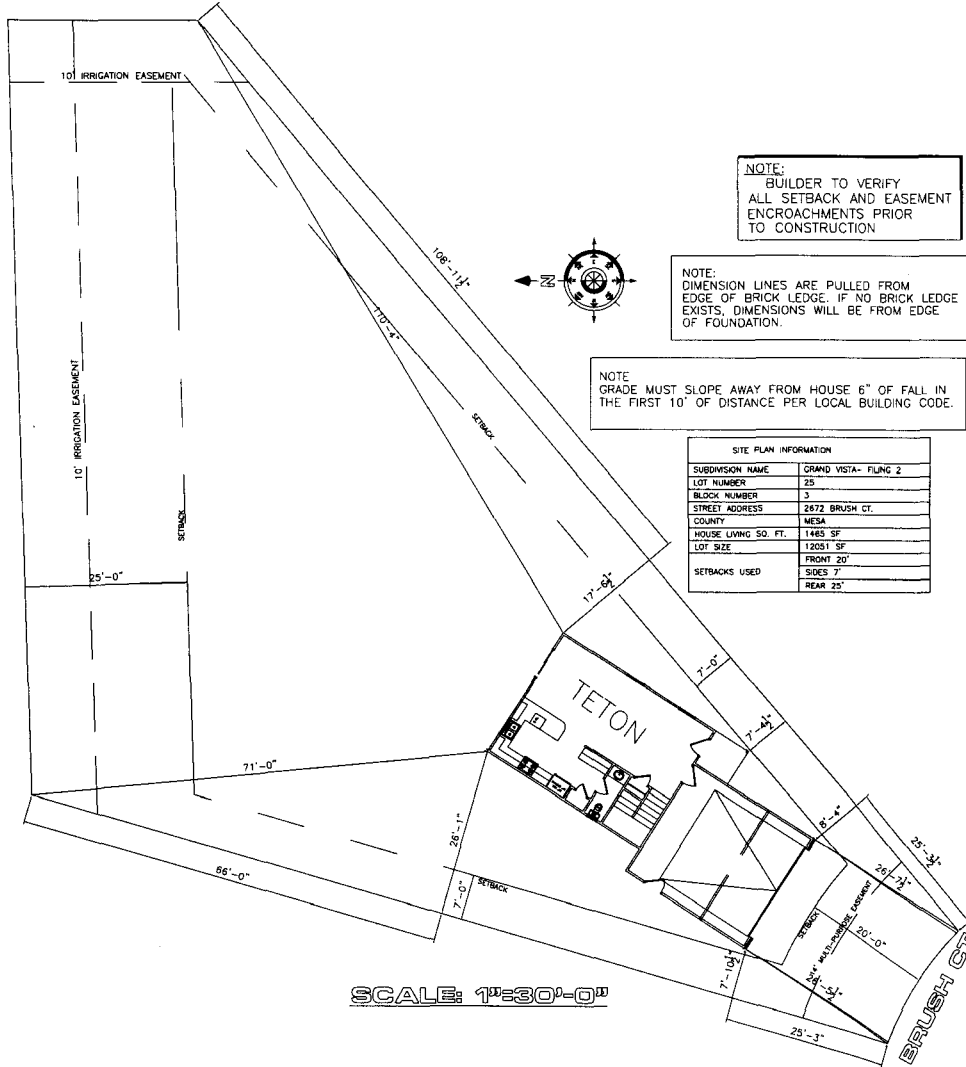
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____ W/O No. <u>17847</u>
Utility Accounting <u>[Signature]</u> Date <u>12/29/04</u>

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)

- NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
  2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
  3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
  4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
  5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

*Usha Dhanu 12/28/04*

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



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

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

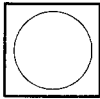
NOTE:  
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

SITE PLAN INFORMATION	
SUBDIVISION NAME	GRAND VISTA- FLING 2
LOT NUMBER	35
BLOCK NUMBER	3
STREET ADDRESS	2872 BRUSH CT.
COUNTY	MESA
HOUSE LIVING SQ. FT.	1485 SF
LOT SIZE	12031 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

*DRIVE OK  
SH 12/27/04*

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

**AUTODRAFT**  
COMPUTER AIDED DRAFTING  
GRAND JUNCTION, CO (970) 241-6782



**SONSHINE II**  
SITE PLAN

DRAWN BY	AUTODRAFT
FILE NAME	CAD FILE
DATE	8-31-04
SCALE	1/8" = 1'-0"
<b>SHEET 4</b>	