

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 2673 Brush Ct  
 Parcel No. 2701-261-42-028  
 Subdivision GRAND VISTA  
 Filing 2 Block 3 Lot 28

No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 1901  
 Sq. Ft. of Lot / Parcel 10086  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1901

**OWNER INFORMATION:**

Name Sonshine II Construction  
 Address 2350 G Road  
 City / State / Zip Grand Jct, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Sonshine II Construction  
 Address 2350 G Road  
 City / State / Zip Grand Jct, CO 81505  
 Telephone 970-255-8853

**\*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 <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 required</u>		
Voting District <u>B</u>	Driveway Location Approval <u>EH</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).

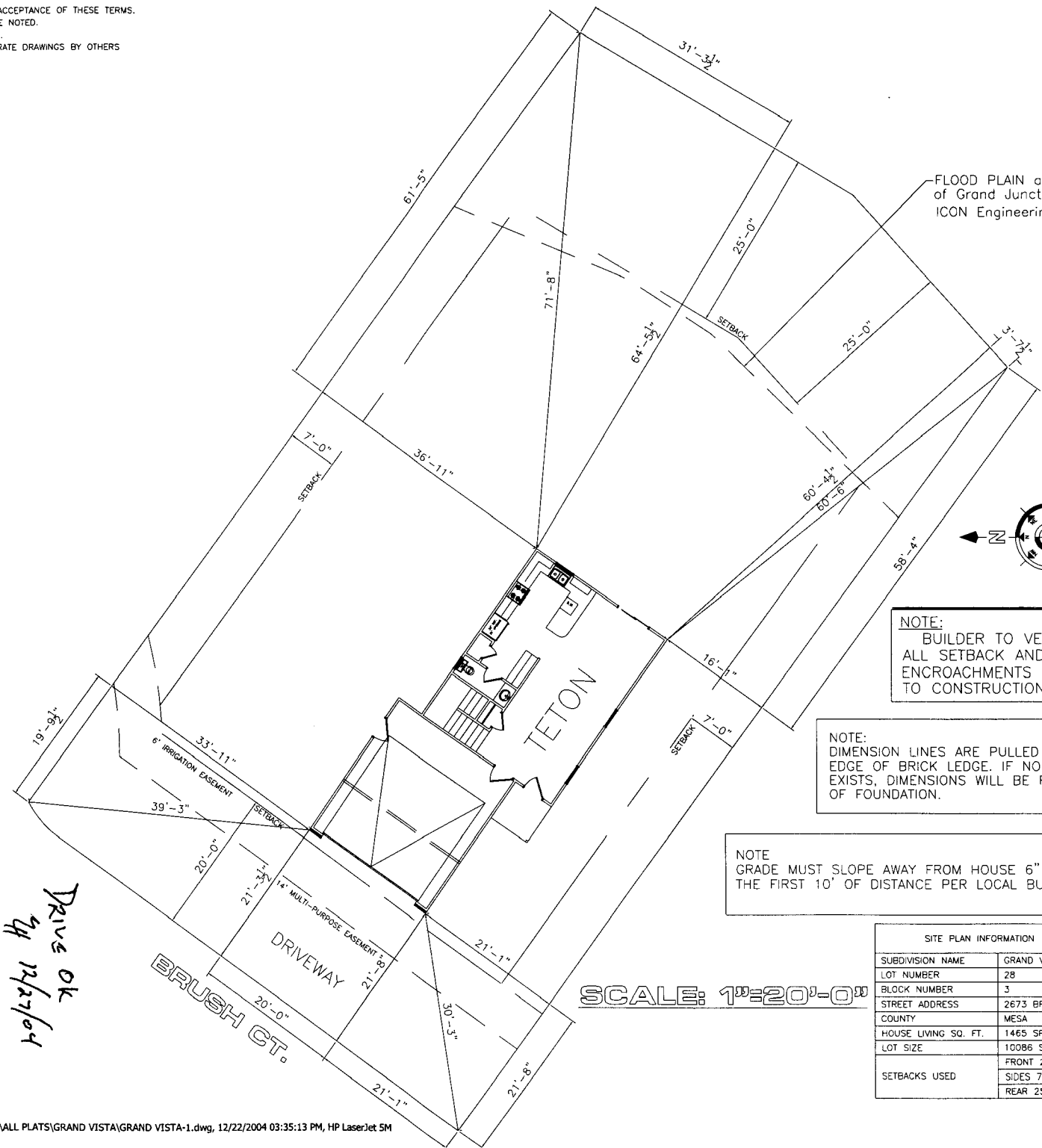
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 12/23/04  
 Department Approval NA [Signature] Date 12/28/04

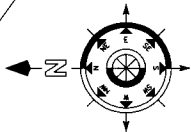
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>17848</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/29/04</u>

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)

! HOME OWNERS ACCEPTANCE OF THESE TERMS.  
 UNLESS OTHER WISE NOTED.  
 S AND EASEMENTS.  
 RAFT. SEE SEPARATE DRAWINGS BY OTHERS



FLOOD PLAIN as provided by the City of Grand Junction from mapping by ICON Engineering.



**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- FILING 2
LOT NUMBER	28
BLOCK NUMBER	3
STREET ADDRESS	2673 BRUSH CT.
COUNTY	MESA
HOUSE LIVING SQ. FT.	1465 SF
LOT SIZE	10086 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

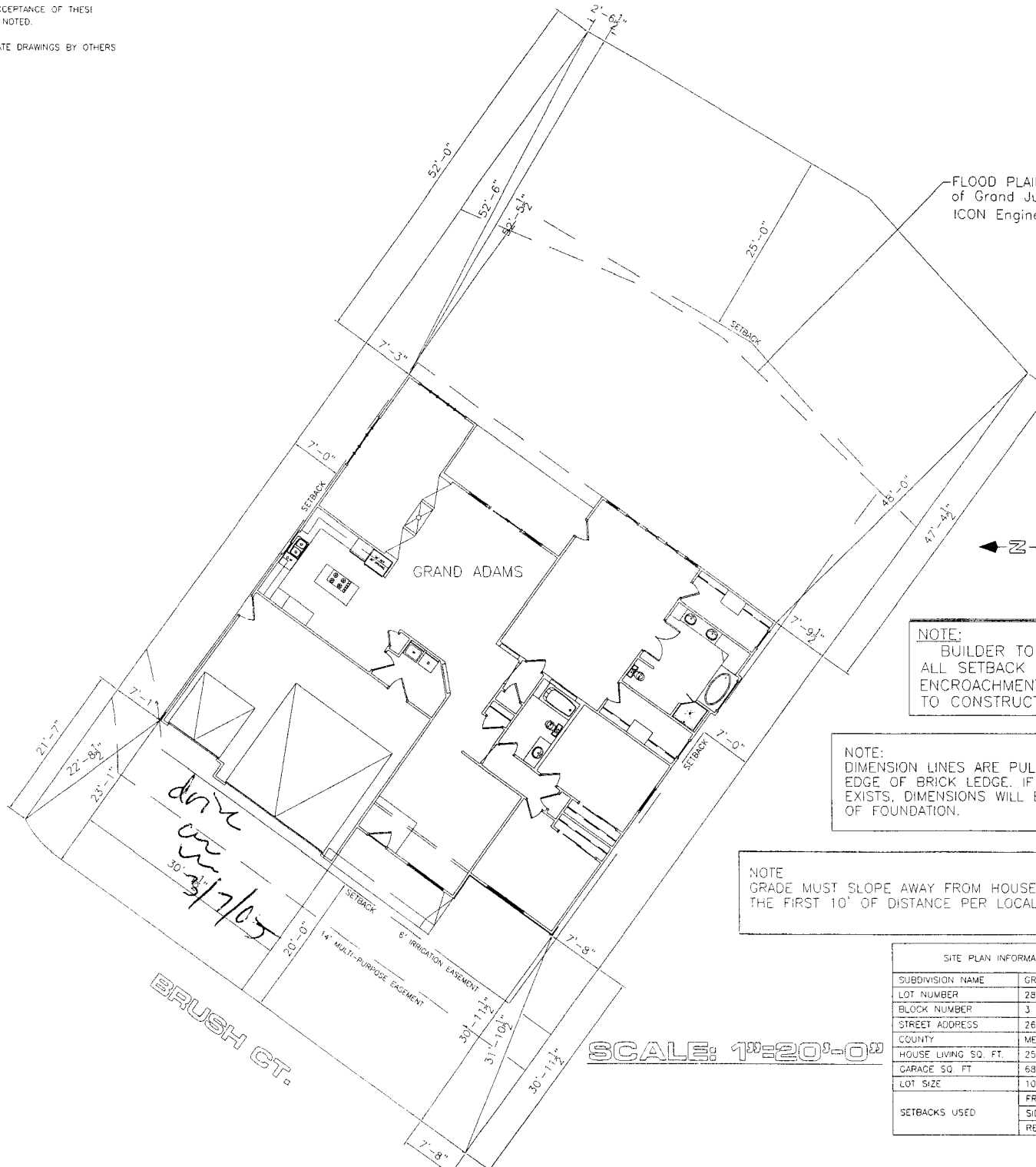
**SCALE: 1"=20'-0"**

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

*Handwritten signature*  
 12/28/04

*DRIVE OK*  
 12/27/04

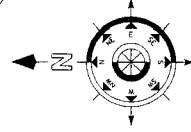
OWNER'S ACCEPTANCE OF THESE DIMENSIONS OR OTHERWISE NOTED. DIMENSIONS TO BE SEPARATE DRAWINGS BY OTHERS.



FLOOD PLAIN as provided by the City of Grand Junction from mapping by ICON Engineering.

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. HOME APPLICANTS MUST VERIFY THE PROPERTY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Alissa Waple*  
 8/8/05



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SUBDIVISION NAME	GRAND VISTA- FILING 2
LOT NUMBER	28
BLOCK NUMBER	3
STREET ADDRESS	2673 BRUSH CT.
COUNTY	MESA
HOUSE LIVING SQ. FT.	2563 SF
GARAGE SQ. FT.	686 SF
LOT SIZE	10086 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

*New old*

*2673 Brush Ct.*