

2

FEE \$ 10.00
TCP \$ 1000.00
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 Foxen Court SQ. FT. OF PROPOSED BLDGS/ADDITION 2003  
 TAX SCHEDULE NO. 2701-261-37008 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION GRAND VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 2003  
 FILING 2 BLK 1 LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER SONSHINE II NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2350 G ROAD USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY  
 (2) APPLICANT SONSHINE II TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2350 G ROAD  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 255-8853 \_\_\_\_\_ 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't 2  
 Maximum Height 35' Special Conditions ACCO Approval Req'd  
B CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

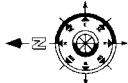
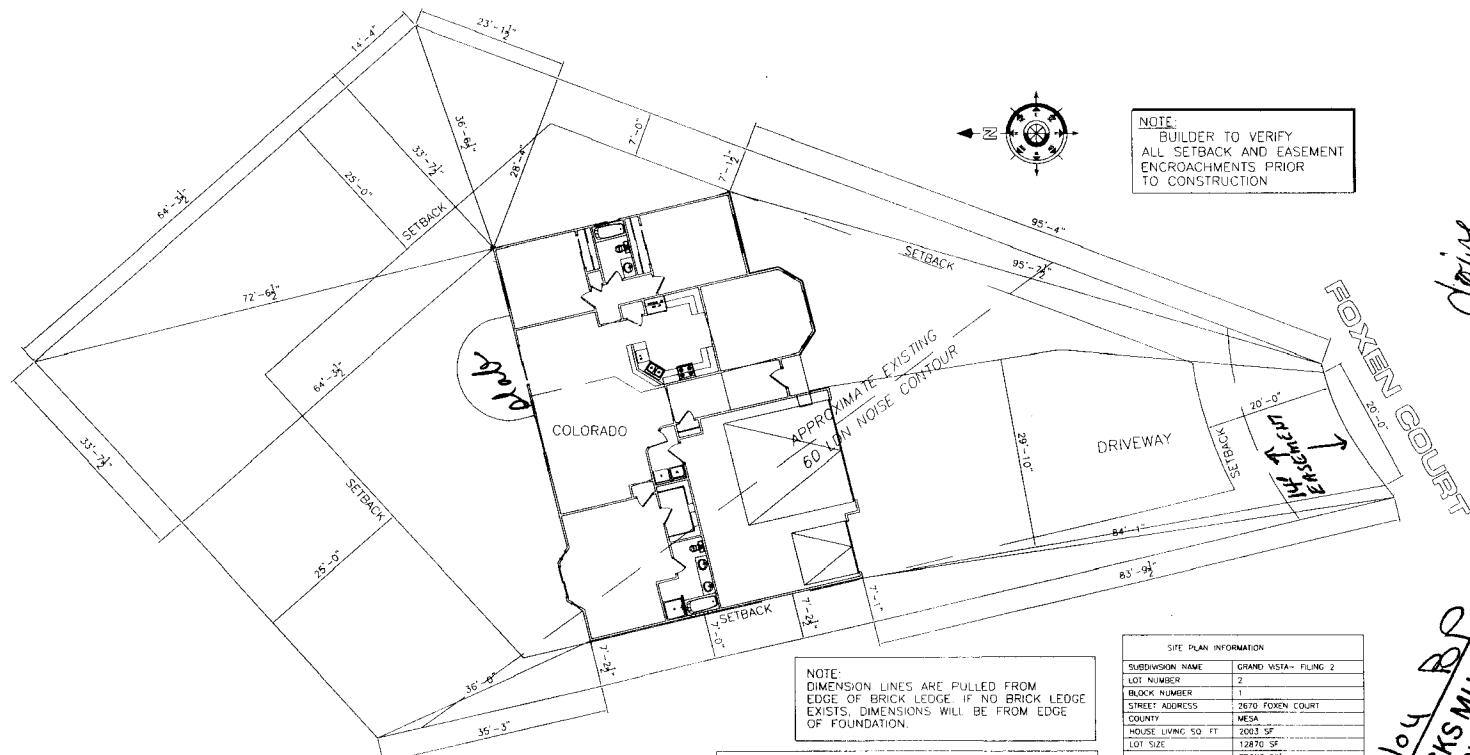
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 9/16/04  
 Department Approval [Signature] Date 9/27/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17632</u>
Utility Accounting <u>[Signature]</u>		Date <u>9/27/04</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



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

*Drive*  
*OK*  
*in*  
 9/17/04

SCALE: 1"=30'-0"

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	2
BLOCK NUMBER	1
STREET ADDRESS	2670 FOXEN COURT
COUNTY	MESA
HOUSE LIVING SQ FT	2003 SF
LOT SIZE	12870 SF
FRONT SETBACK	
REAR SETBACK	
SETBACKS USED	SIDES 7'
	REAR 25'

**ACCEPTED 9/17/04 BP**  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.