

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 867 GRAND VISTA WAY No. of Existing Bldgs _____ No. Proposed 1
 Parcel No. 2701-261-38-025 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2575
 Subdivision GRAND VISTA Sq. Ft. of Lot / Parcel 8625
 Filing 2 Block 2 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2575

OWNER INFORMATION:

Name Sonshine II Construction
 Address 2350 G Road
 City / State / Zip Grand Jet, 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 Jet, 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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions ACCO approval required
 Voting District _____ Driveway Location Approval GH
 (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

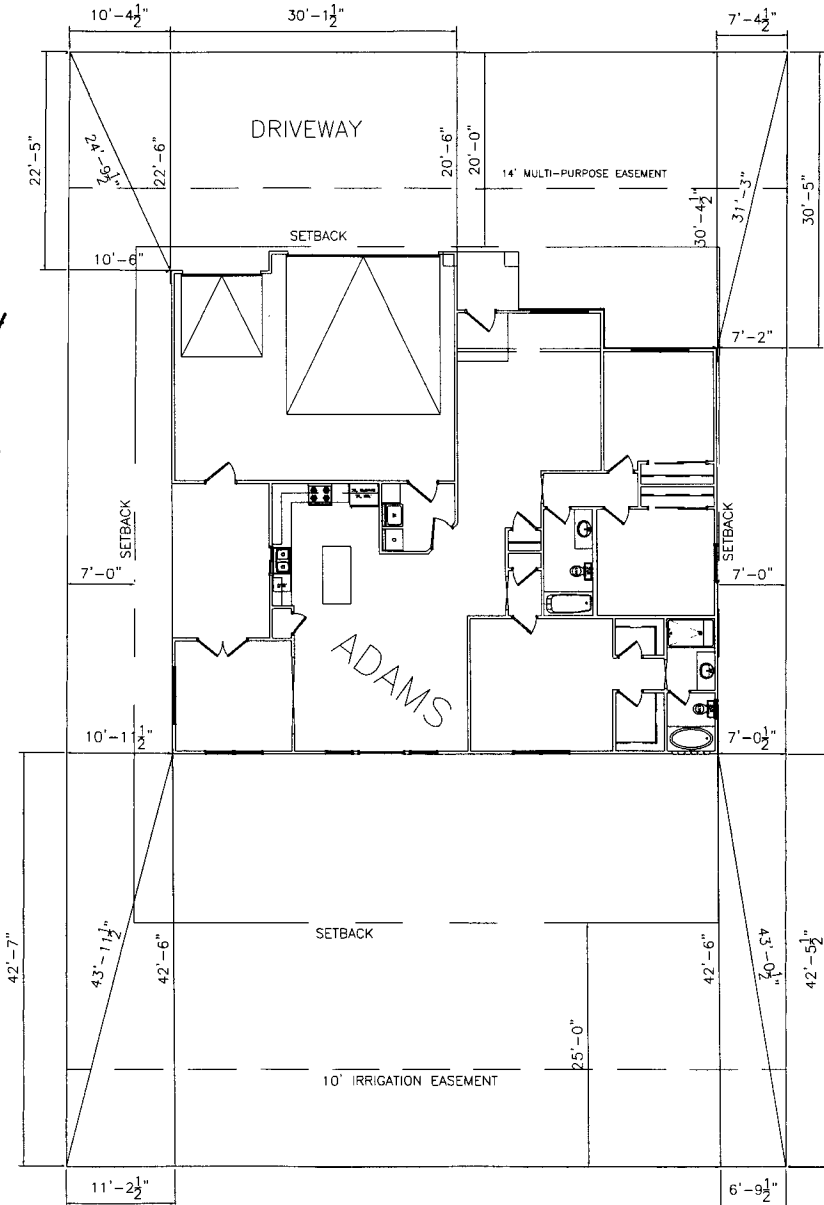
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 17844
 Utility Accounting [Signature] Date 12/29/04

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)

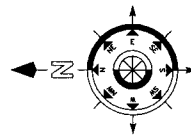
OWNER TO VERIFY ALL DETAILS

1. HOME OWNERS ACCEPTANCE OF THESE TERMS.
2. UNLESS OTHER WISE NOTED.
3. EASEMENTS.
4. RAFT. SEE SEPARATE DRAWINGS BY OTHERS

GRAND VISTA WAY



*Drive OK
4/12/27/04*



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	11
BLOCK NUMBER	2
STREET ADDRESS	867 GRAND VISTA WAY
COUNTY	MESA
HOUSE LIVING SQ. FT.	1886 SF
LOT SIZE	8625 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

SCALE: 1"=20'-0"

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
M. Adams
 12/28/04

REVIS
A
B
C
D
E
F
G
H

AUBRAFT

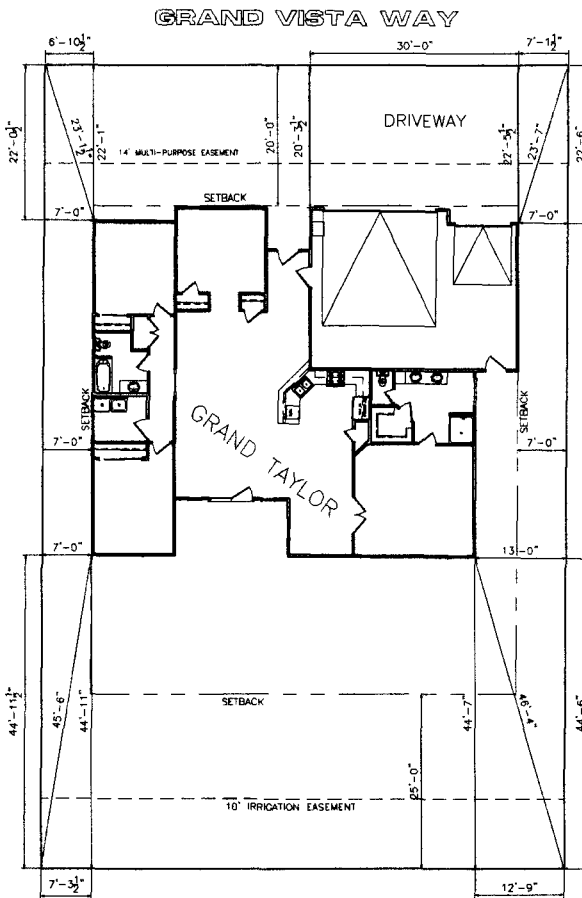


SONSHINE II

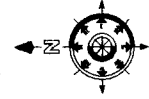
DATE	3/18/05
ALTOO	
RT 2	
CAD	
8-31	
1/8"	
1/8"	
SHEE	

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

3/8/05
 ACCEPTED *[Signature]*
 SETBACKS MUST BE
 ANY CITY PLANNING
 APPLICANT'S
 TO PROPERLY
 IDENTIFY EASEMENTS
 AND PROPERTY LINES.



*drive
down
3/18/05*



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	11
BLOCK NUMBER	2
STREET ADDRESS	867 GRAND VISTA WAY
COUNTY	WESA
HOUSE LIVING SQ. FT.	2015 SF
LOT SIZE	8623 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1/8" = 1'-0"