

FEE \$ <u>10.00</u>
TCP \$ <u>1000.00</u>
SIF \$ <u>292.00</u>

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 881 GRAND VISTA WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 2003
 TAX SCHEDULE NO. 2701-261-36-018 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION GRAND VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 2003
 FILING 2 BLK 2 LOT 4 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 253-8853 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 253-8853 _____ 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'mt 2
 Maximum Height 35' Special Conditions COMPLY W/ SITE GRADING REQ ACCO Approval Req'd
 CENSUS _____ TRAFFIC _____ ANN# _____

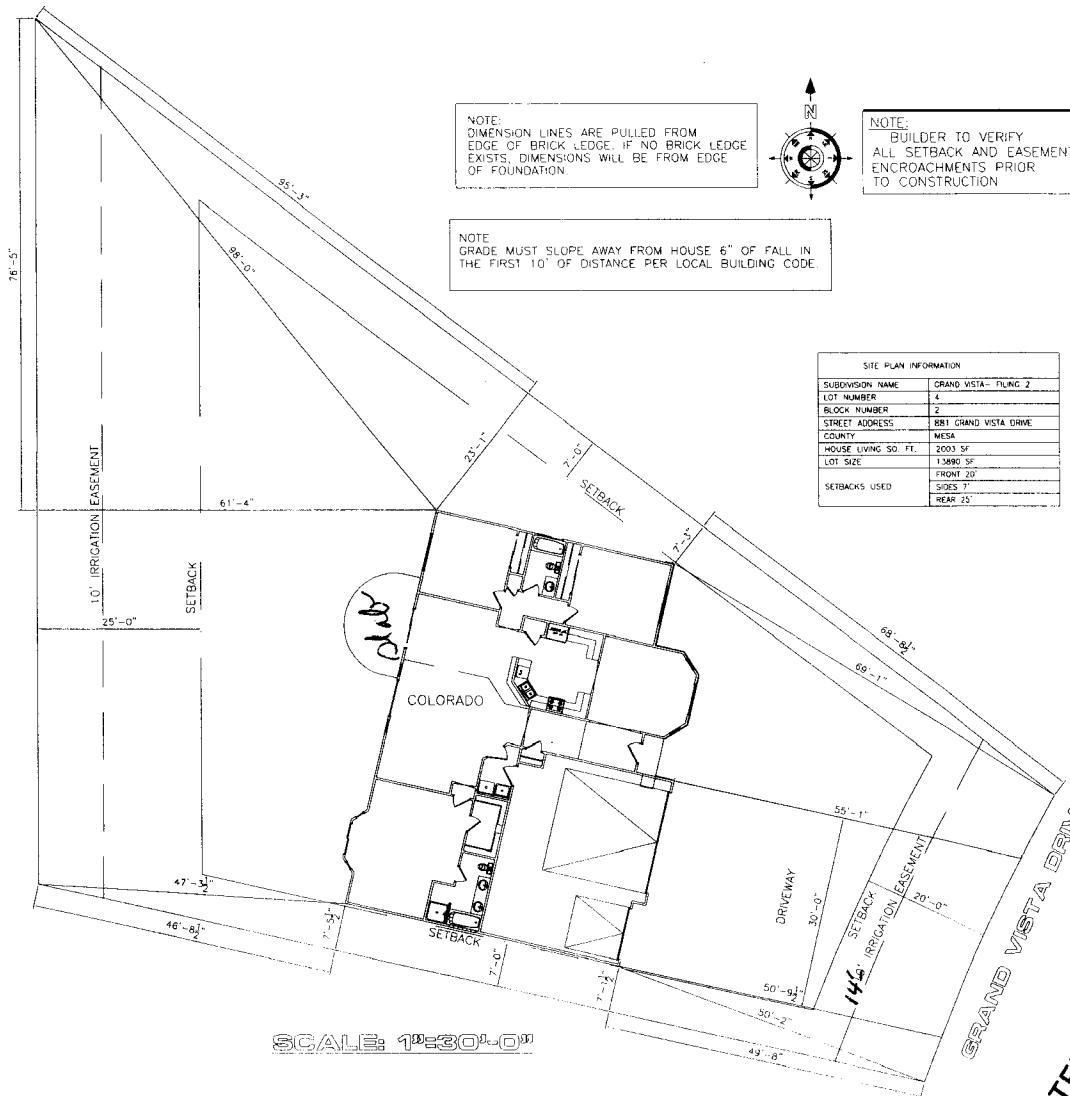
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 _____

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17631</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)



drive on
9/17/04

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.