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|--------|---------|
| 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 2607 Amber Springs Way No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2701-261-42-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3,035
 Subdivision Grand Vista Sq. Ft. of Lot / Parcel 9383
 Filing 2 Block 3 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name J.B. Moham Const. Inc.
 Address 3020 Bowcliff Ave
 City / State / Zip GT, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same as above
 Address _____
 City / State / Zip _____
 Telephone _____

***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</u> | | |
| Voting District <u>B</u> | Driveway Location Approval <u>Required</u> | | |
| | (Engineer's Initials) <u>MM</u> | | |

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 Aidan E Moham Date 5-19-05
 Department Approval NA Gayle Anderson Date 5-19-05

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>18101</u> |
| Utility Accounting <u>0</u> | Date <u>5/19/05</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)

2667 Amber Springs Way
Lot 4, Block 3, Filing 2
Grand Vista Subdivision

10' irr. easement
68.08'

8N 68.68 26.51
0.57
75.0

3182=2.13

0.196 Ac
8561 Sq
Lot 3

14' Multi-Purpose Easement

114.25 S00°10'15"E

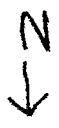
89.99 65.68

C26

Driveway
30'
50.37'

drive on
5/18/05

Amber Springs Way
C5



5-19-05

ACCEPTED Gaylen Henderson

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

18

05"W

177

C25