

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

85672-46477

Building Address 2671 Brush Ct.

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2701-261-42-029

Sq. Ft. of Existing Bldgs 2000⁺ Sq. Ft. Proposed _____

Subdivision Grand Vista

Sq. Ft. of Lot / Parcel 2.2 acres

Filing 2 Block 3 Lot 29

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name Gene & Gail Shatsberger

DESCRIPTION OF WORK & INTENDED USE:

Address 2671 Brush Ct

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

City / State / Zip GS, Co 81506

APPLICANT INFORMATION:

Name same as above

***TYPE OF HOME PROPOSED:**

Address _____

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

City / State / Zip _____

NOTES: _____

Telephone 241-2523

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 _____

Side 7' from PL Rear 25' from PL

Parking Requirement _____

Maximum Height of Structure(s) 35'

Special Conditions ACCO Approval

Voting District B Driveway Location Approval _____
(Engineer's Initials)

Required

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 Gail Shatsberg Date 3/14/05

Department Approval B. Paulsen Date 3/14/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting [Signature] Date 3/14/05

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)

2671 Brush Ct

IMPROVEMENT LOCATION CERTIFICATE

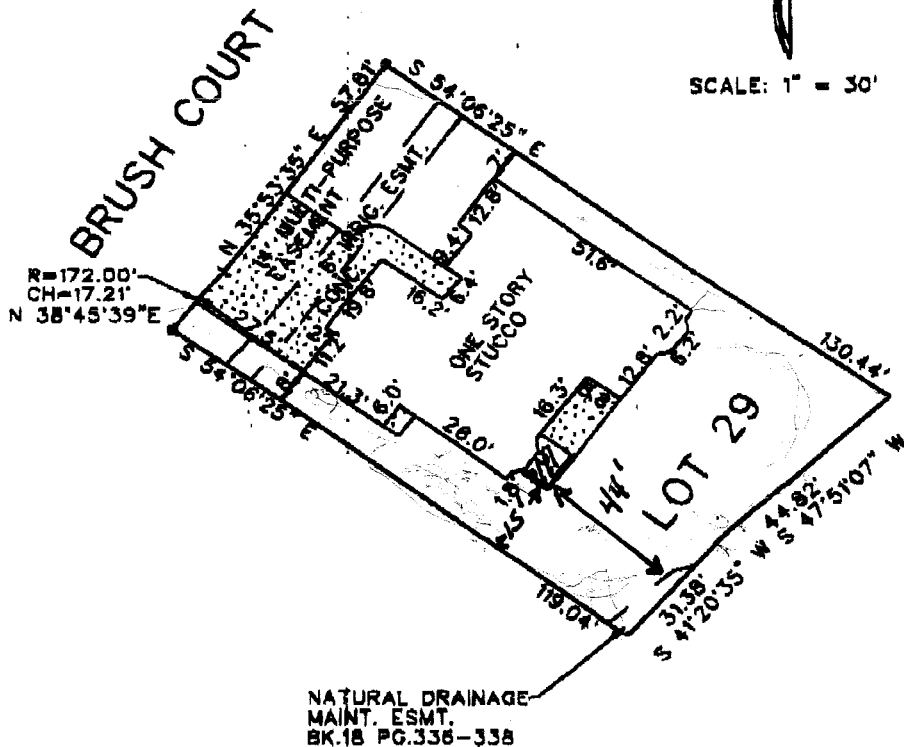
2671 BRUSH COURT

LOT 29 IN BLOC 3 OF GRAND VISTA II,
MESA COUNTY, COLORADO,
SONSHINE II CONST. PROVIDED LEGAL

ACCEPTED *B. Paulson 2/14/05*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



SCALE: 1" = 30'



NATURAL DRAINAGE
MAINT. ESMT.
BK. 18 PG. 336-338

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR SONSHINE II CONST.
THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT
OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON
THIS DATE 2/23/04 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS
SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS
INDICATED, AND THAT THERE IS NO EVIDENCE OR SEEN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS
NOTED.

● = FOUND PIN WITH CAP LS18480



KENNETH L. GLENN
R.L.S. 12770

PHONE: 970-245-3777 FAX: 241-4847

SURVEYIT



by GLENN

MAILING:
2754 COMPASS DRIVE
SUITE 188
GRAND JUNCTION, CO. 81508

SURVEYED BY:	J.G.	DATE SURVEYED:	2/23/03
DRAWN BY:	C.R.	DATE DRAWN:	2/23/04
REVISION:		SCALE:	1" = 30'