

FEE \$ 10.00
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

Building Address 2675 BRUSH CT
 Parcel No. 2701-261-42-026
 Subdivision GRAND VISTA
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed _____
 Sq. Ft. of Existing Bldgs 2 Sq. Ft. Proposed 220 ^{Sq FT}
 Sq. Ft. of Lot / Parcel .274 AC
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1759 + 220 SQ FT
 Height of Proposed Structure _____

OWNER INFORMATION:

Name BERNARD N PATSFIELD
 Address SAME
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): SCREEN IN SUB PORCH

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 257-7316

***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>R3F-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____		
Side <u>1/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>2</u>		
Voting District _____	Driveway Location Approval _____		
	(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).

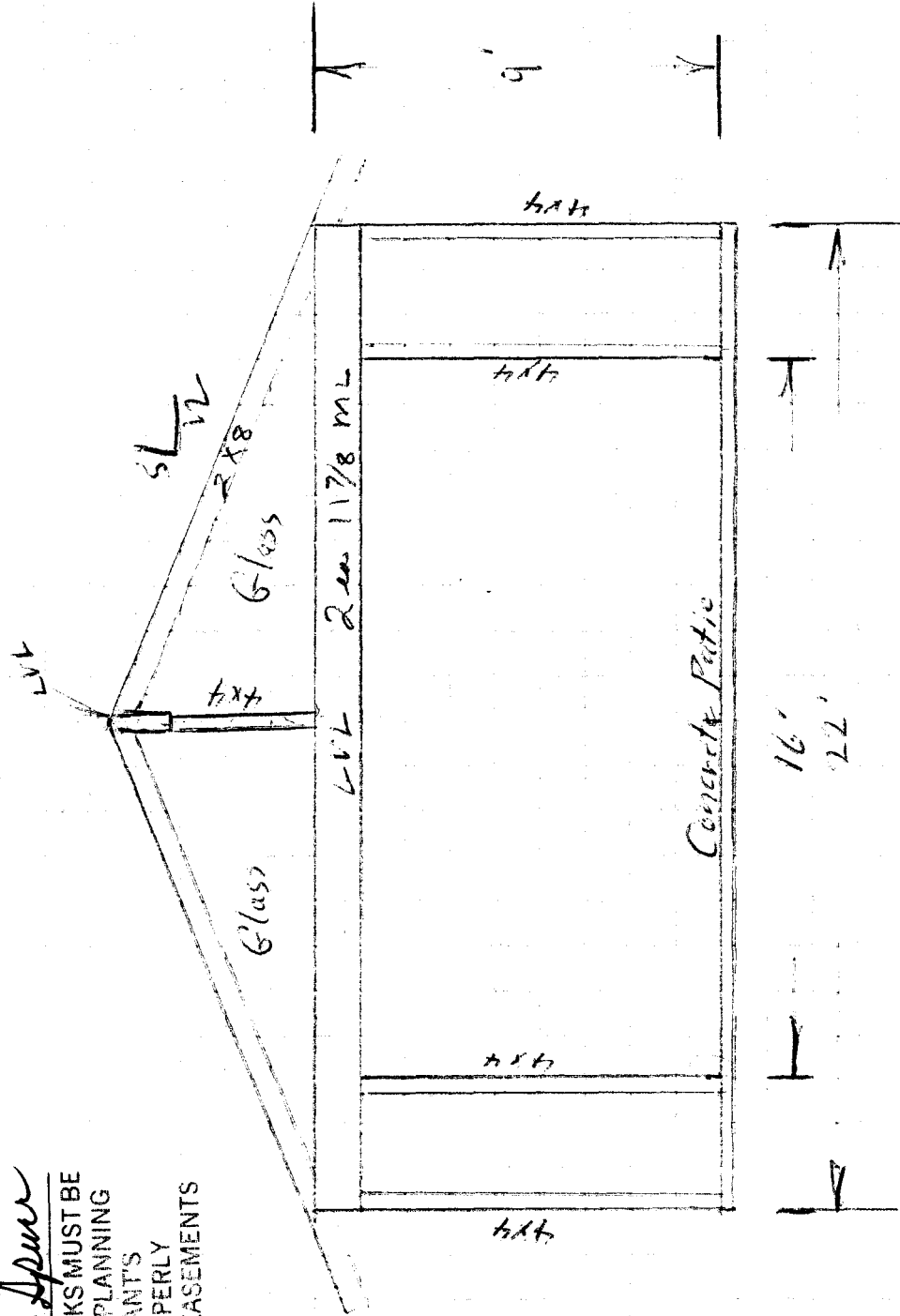
Applicant Signature [Signature] Date 10/31/05
 Department Approval [Signature] Date 10/31/05

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No. _____
Utility Accounting <u>[Signature]</u> Date <u>10/31/05</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)

BERNARD N. PATSFIELD
2675 BRUSH CT
GRAND JCT, CO 81506

ACCEPTED *Wendy Spurr*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



Sunroom addition

B.A. Craig Boulder 216-6300

7' $\frac{12}{12}$

18'

CVL 2 9 1/2 ML

5' $\frac{12}{12}$

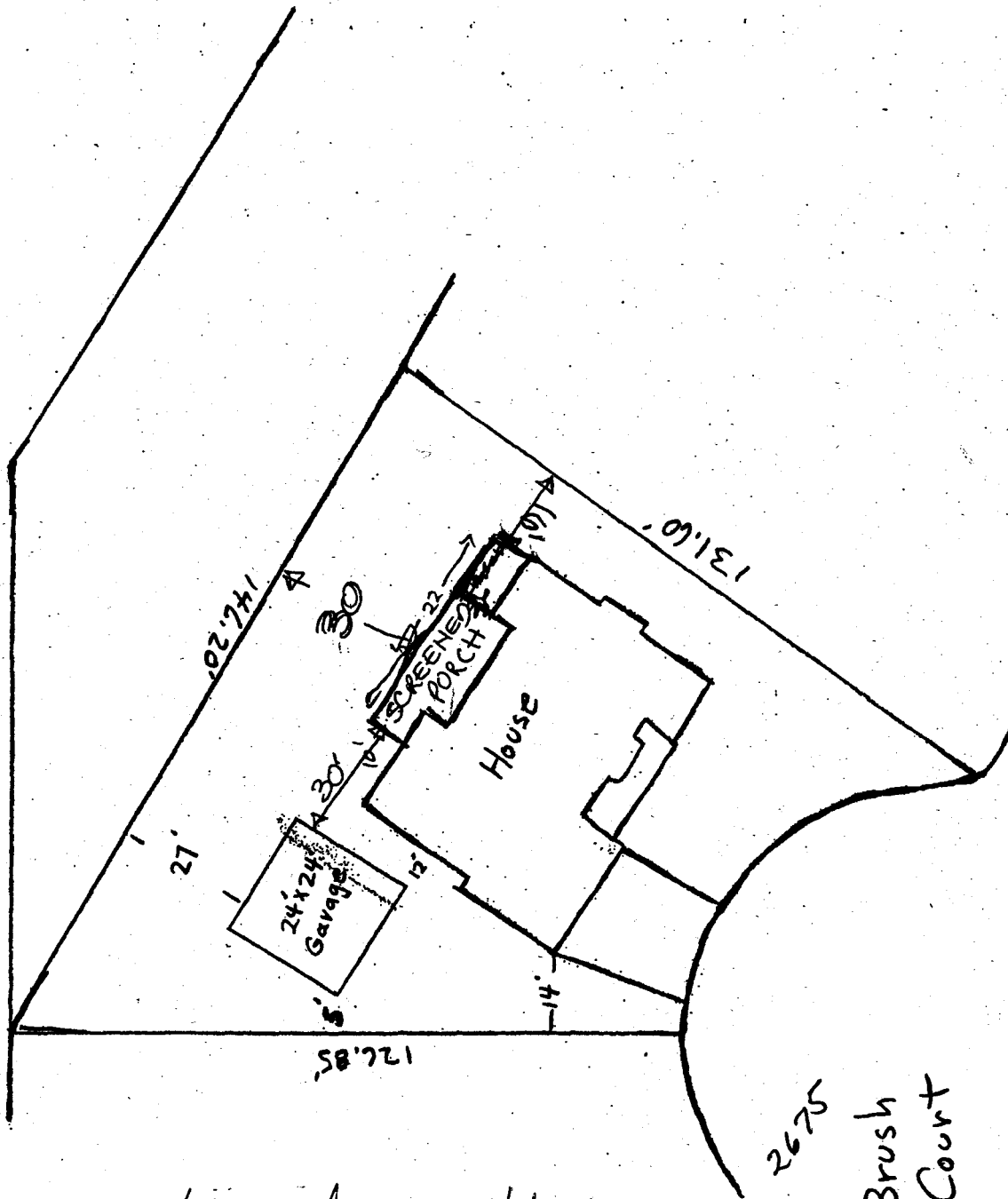
CVL 2 11 7/8 ML

Existing House

Concrete Patio

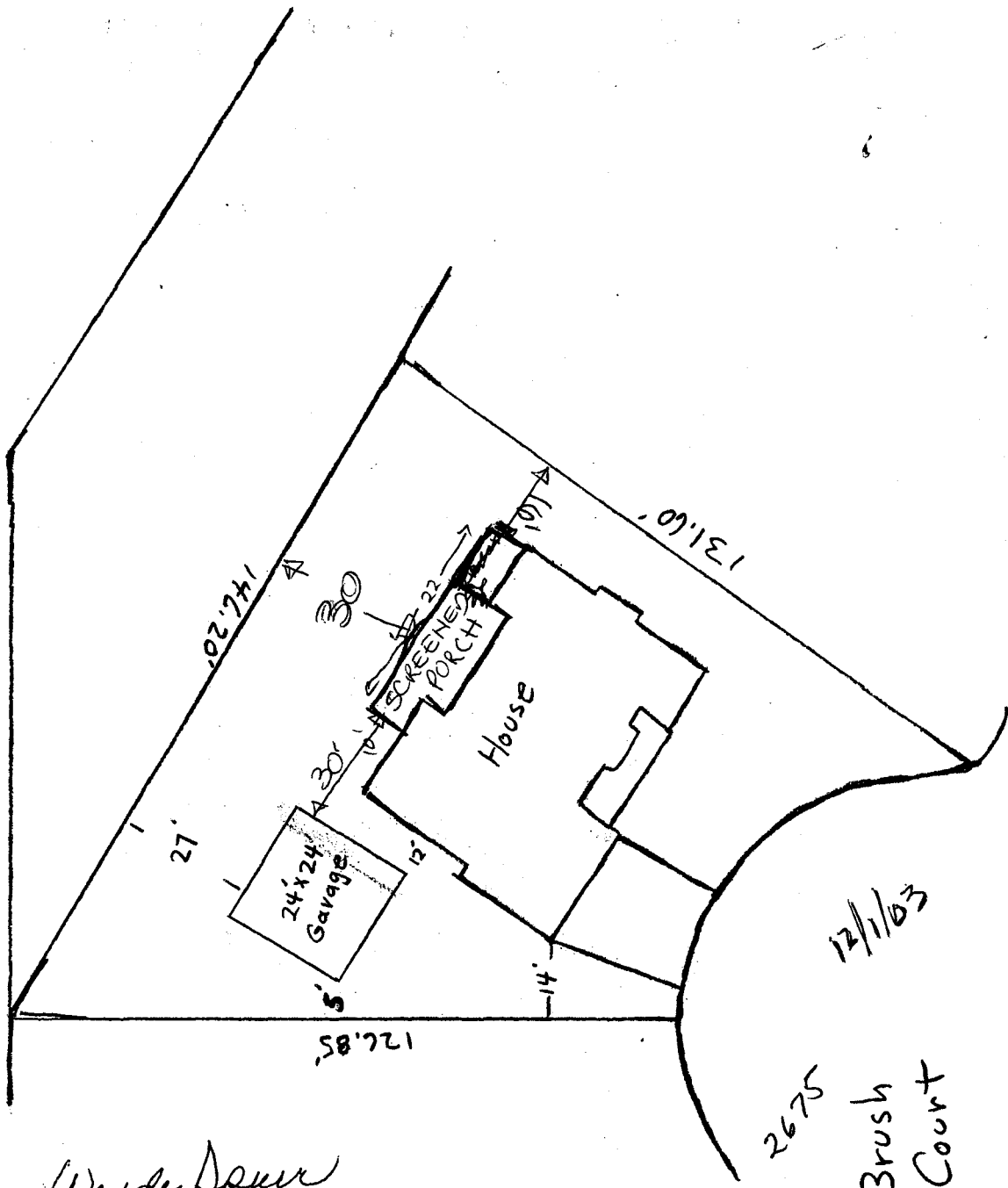
10'

Wendy Spive
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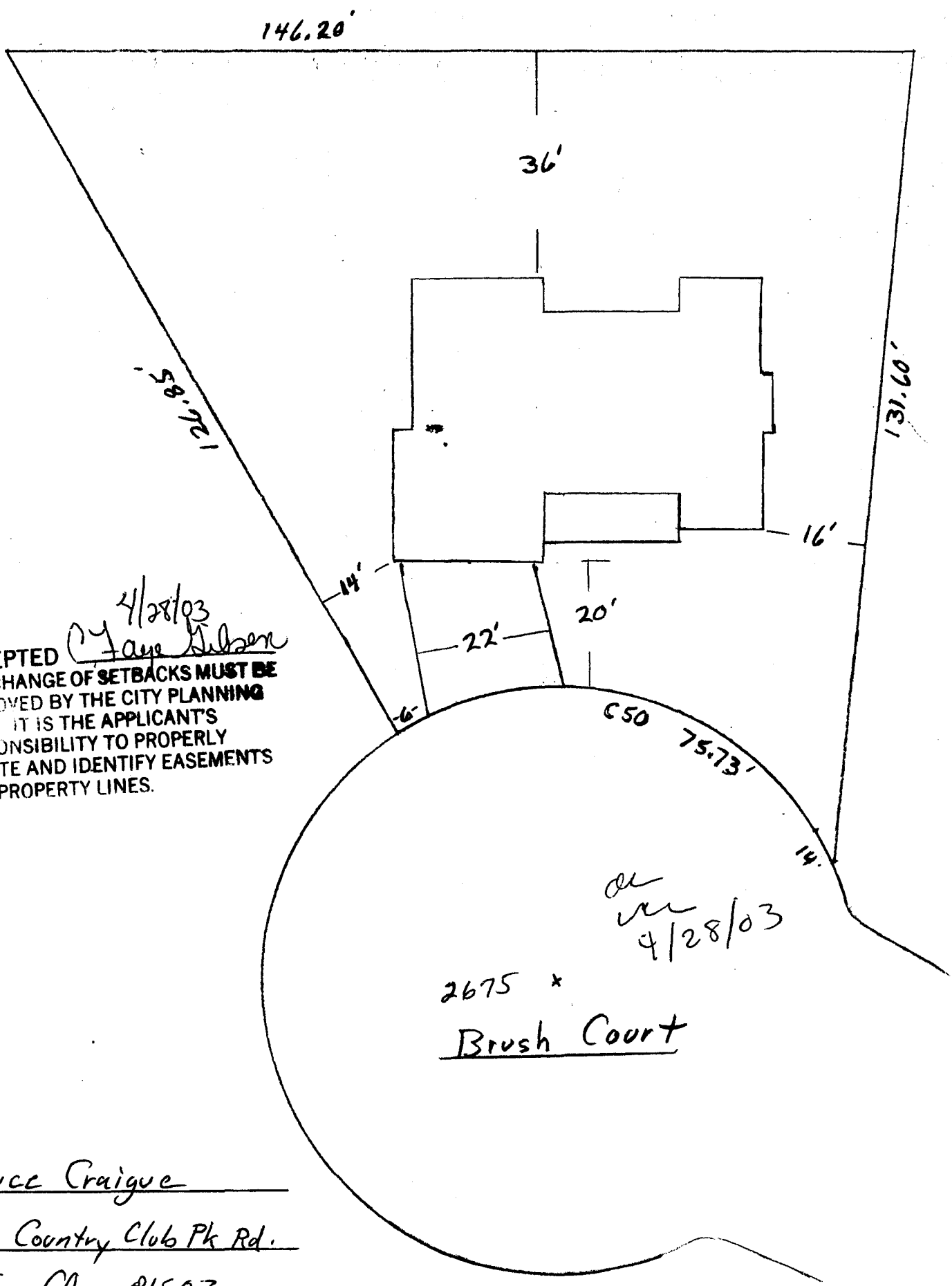
ACCEPTED *Wendy Spure 11/105*
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1" = 30'



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4/28/03
 C. Faye Gibson

all
 in
 4/28/03

2675 *
Brush Court

Bruce Craigie
104 Country Club Pk Rd.
G.J. CO. 81503
Tel. 241-9642