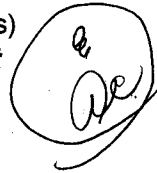


FEE \$ 10.00
TCP \$ 500.00
SIF \$ 292.00

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

BLDG PERMIT NO. 85352



Your Bridge to a Better Community

BLDG ADDRESS 893 Trappers Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2850 sq ft.
 TAX SCHEDULE NO. 2701-261-35-00 SQ. FT. OF EXISTING BLDGS None
 SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 2850 s
 FILING 1 BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) OWNER Hans + Holly Kunze
 (1) ADDRESS 628 Americana Dr USE OF EXISTING BUILDINGS Home
 (1) TELEPHONE 434-6851 DESCRIPTION OF WORK & INTENDED USE Home
 (2) APPLICANT Hans Kunze TYPE OF HOME PROPOSED:
 (2) ADDRESS same Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 260-0070 _____ 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 _____
 CENSUS 16 TRAFFIC 13 ANNEX# _____

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).

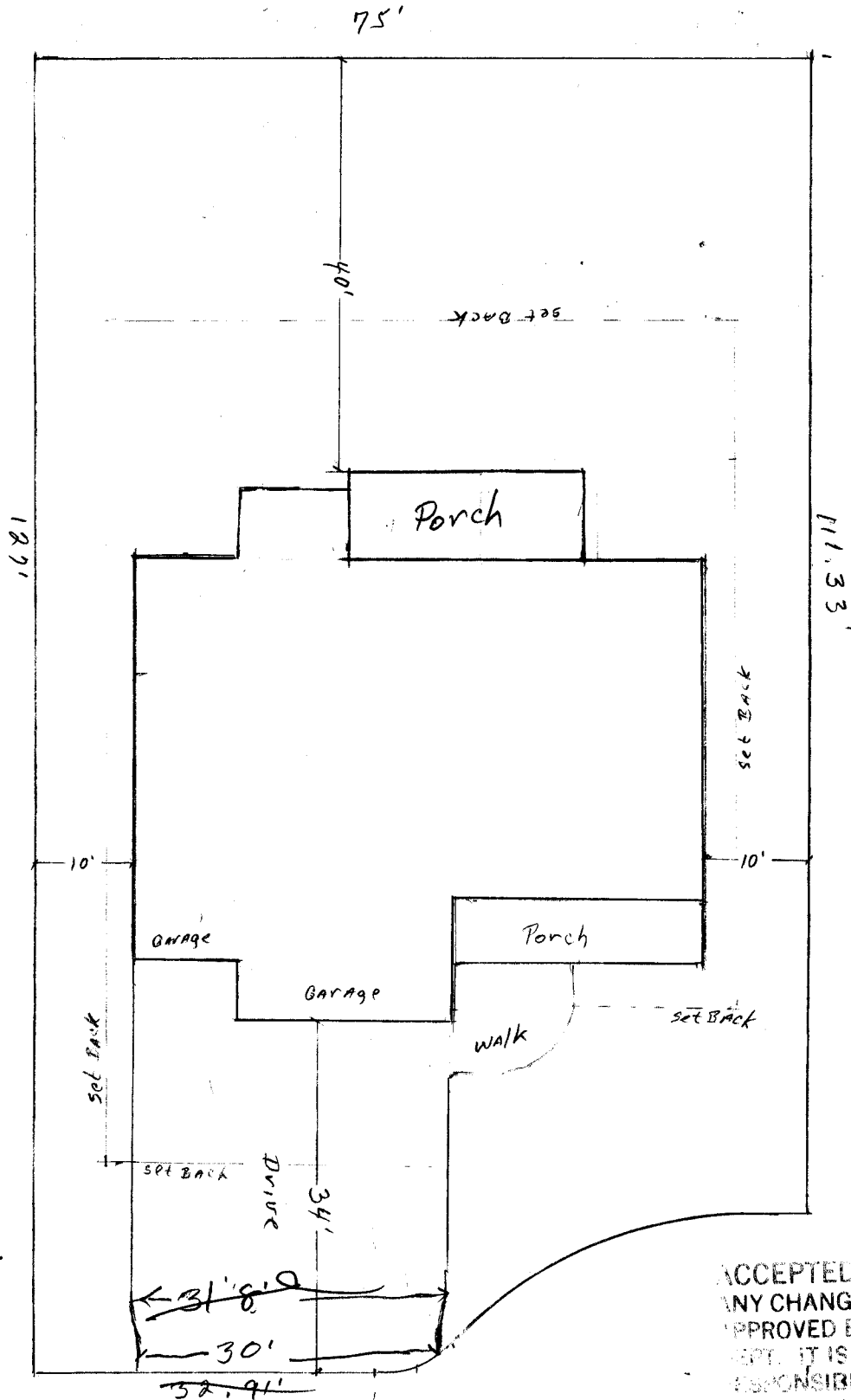
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 4-22-02
 Department Approval [Signature] Date 4/24/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14789</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/24/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED KKA 4/24/02
 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

DRIVE OK
 DMJ
 4/24/02

HANS Kunze
 893 Trappers ct.
 BIK 1 Lot 1
 Grand Vista subdivision
 Filing No. 1