

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. _____



Building Address 2674 Amblespence Way No. of Existing Bldgs 0 Proposed 1
Parcel No. 2701 261 37 018 Sq. Ft. of Existing Bldgs 0 Proposed 2931
Subdivision GRAND VISTA Sq. Ft. of Lot / Parcel 8570
Filing 2 Block 1 Lot 12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3411 .39%

OWNER INFORMATION:

Name Kevin Cole
Address 684 Roundup Drive
City / State / Zip Grand Junction CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Bunch Const.
Address 619 AGANA DR.
City / State / Zip GRAND JCT. CO.
Telephone 234 7004

***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 RSF-4 Maximum coverage of lot by structures 50%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
Side 7' from PL 10' easement Rear 25' from PL Parking Requirement 2
Maximum Height of Structure(s) 35' Special Conditions _____
Voting District B Driveway _____
Location Approval U (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 2-10-04
Department Approval [Signature] Date 2/17/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	W/O No. <u>17018</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/17/04</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)

75.12'

2/17/04

C. Faye Hall

ACCEPTED
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.

25'

7'

39'

10'

114.00' S 00°10'33"E

10' IRRIGATION EASEMENT

COVERED PATIO

LOT 12, BLOCK 1
GRAND VISTA SUB, FILING 2

1740' LIVING AREA

2/11/04

10'-1"

GARAGE

SIDEWALK

DRIVEWAY

24'

20'

14' MULTI-PURPOSE EASEMENT

