

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 701 TRANQUIL TRL
 Parcel No. 2697.354 13 004
 Subdivision INDEPENDENCE RANLH
 Filing 8 Block 2 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2298
 Sq. Ft. of Lot / Parcel 13200
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 338

OWNER INFORMATION:

Name KEVIN COLE
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Bunch CONST LLC (John)
 Address 619 ALANA DR.
 City / State / Zip GRAND JT 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 <u>PD</u>	Maximum coverage of lot by structures <u>35%</u>		
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____		
Voting District <u>A</u>	Driveway Location Approval <u>[Signature]</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).

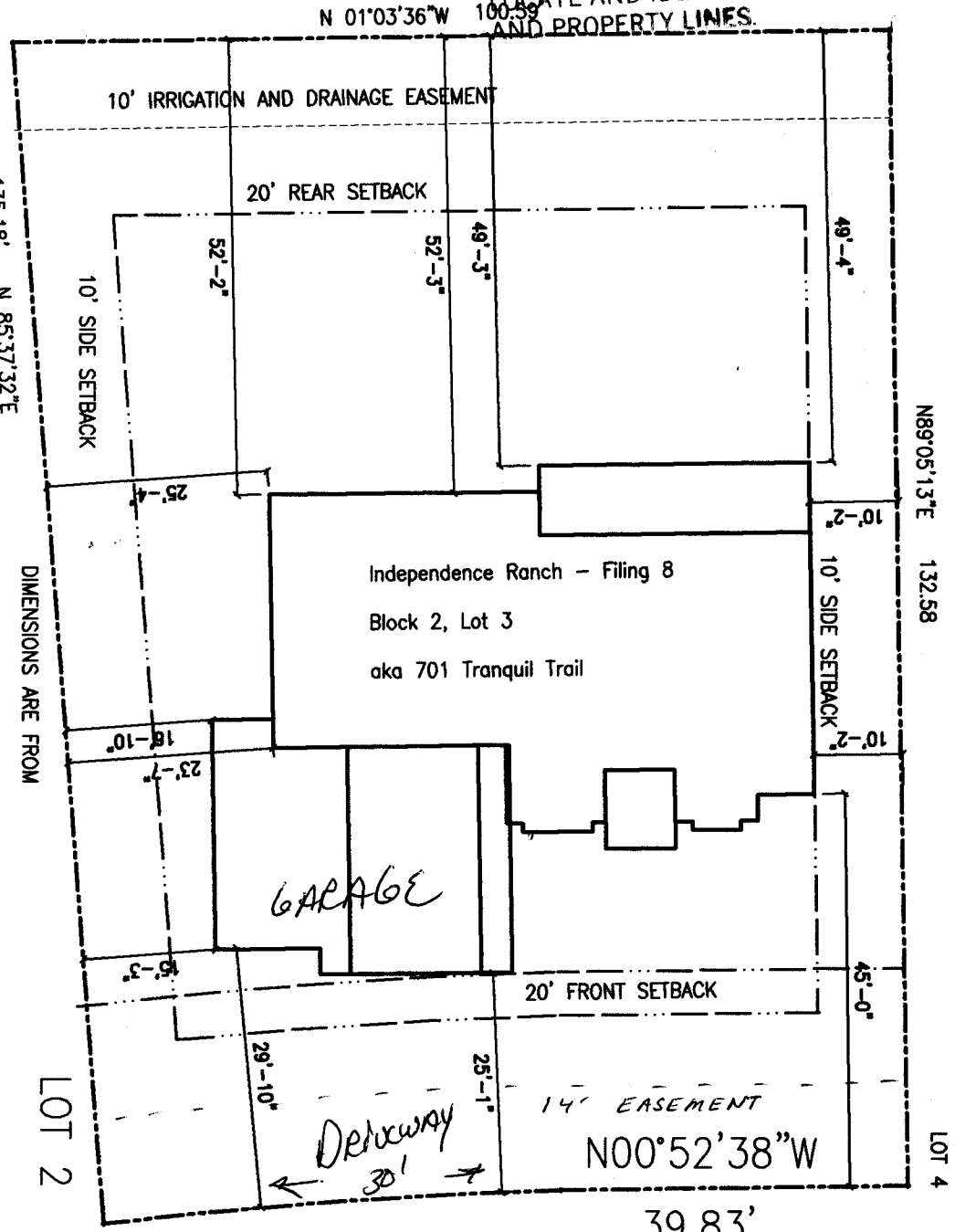
Applicant Signature [Signature] Date 7-31-04
 Department Approval [Signature] Date 8/3/04

Additional water and/or sewer tap fee(s) are required	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17530</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/3/04</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)

ACCEPTED *Alski Aragon* 8/9/04
 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.

COUNTRY MEADOWS



SITE PLAN

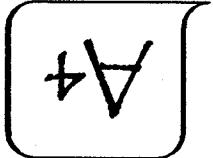
SCALE: 1" = 20'

DIMENSIONS ARE FROM COR. OF BLDG AND PERPENDICULAR TO P.L. AT STREIGHT P.L. CONDITIONS

DIMENSIONS ARE FROM COR. OF BLDG AND TOWARD CENTER OF CURVE AT CURVED P.L. CONDITIONS

$R = 522'$
 $Ch = 52.86$
 $B = N03°46'27"W"$

all
8/2/04



DRAWN BY: BR
 CHECKED BY: BR
 DATE: 07/28/04
 SCALE: 1" = 20'
 JOB NO: 047

Spec Home
 701 Tranquil Trail
 Block 2, Lot 3
 Grand Vista Subdivision

BUNCH CONSTRUCTION
 Grand Junction, Colorado 81504
 970/525-9005 Call: 970/524-7004

Computer Drafting Services
 2110 Henderson Avenue
 Grand Junction, Colorado, 81504
 970-525-2200