

FEE \$ 10.00  
 TCP \$ 1000.00  
 SIF \$ 2912.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2070 STABLE COACH  
 Parcel No. 2947 151 40 012  
 Subdivision INDEPENDENCE RANCH  
 Filing 5 Block 2 Lot 12

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 29570  
 Sq. Ft. of Lot / Parcel .43 ACRES  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4435  
 Height of Proposed Structure 22 FT.

**OWNER INFORMATION:**

Name Key Human Resources  
 Address 578 28<sup>RD</sup> SUITE B-104  
 City / State / Zip GRAND JCT CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Burch Const. LLC JOHN  
 Address 619 ALABAMA DR  
 City / State / Zip GRAND JCT CO. 81504  
 Telephone 234 7004 JOHN

**\*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 RD Maximum coverage of lot by structures 35%  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 15' from PL Rear 20' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32' Special Conditions \_\_\_\_\_  
 Voting District A Driveway Location Approval [Signature]  
 (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 5-15-05

Department Approval [Signature] Date 6/15/05

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>18156</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>6/15/05</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)

5/25/05  
m  
oz

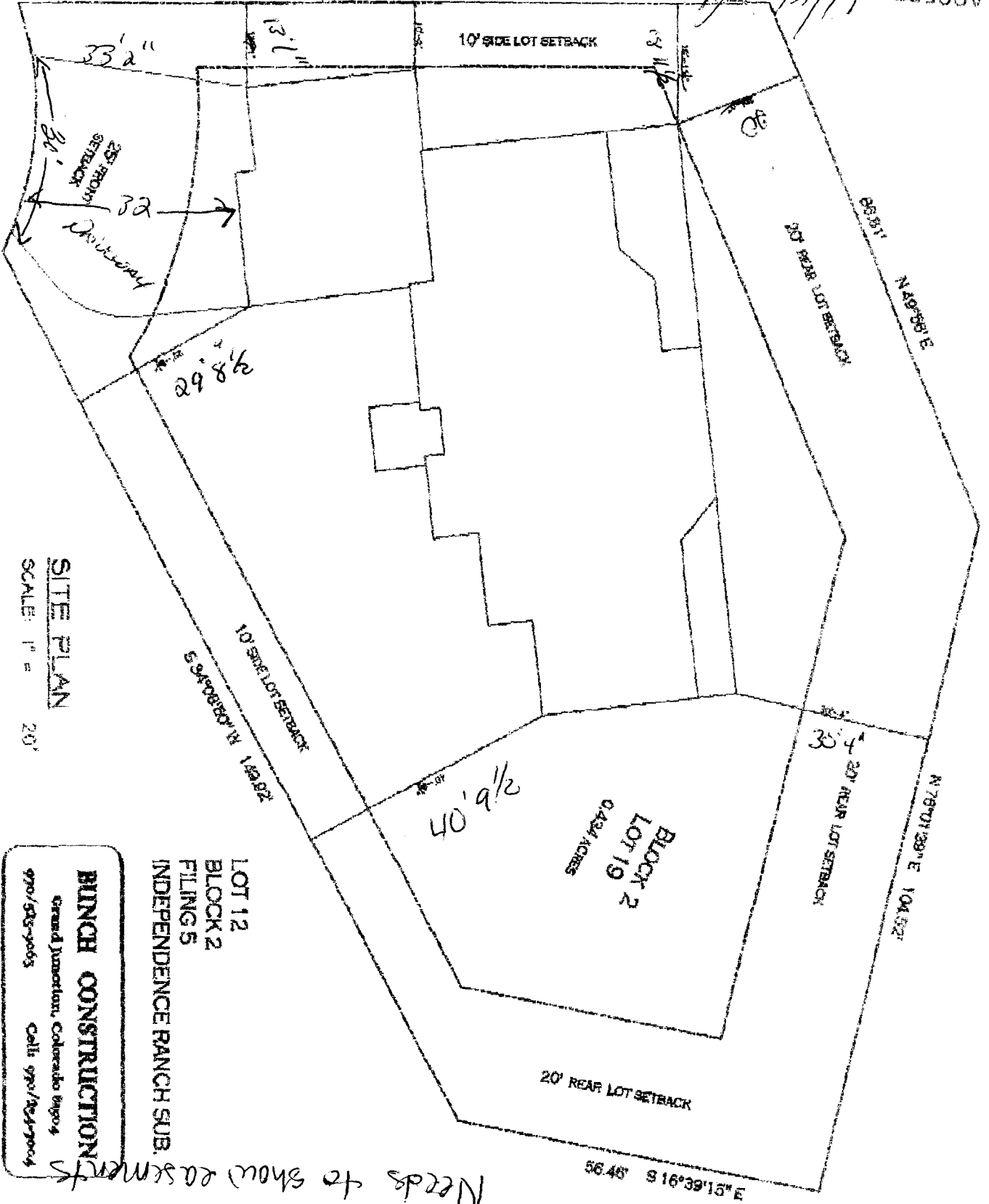
dmw

ACCEPTED  
BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

225.59' 3.64°20'28.5" S

2/15/05

Ulster Mayor



SITE PLAN  
SCALE: 1" = 20'

**BUNCH CONSTRUCTION**  
 Grand Junction, Colorado 81504  
 970/585-9003      Cell: 970/242-9004

LOT 12  
 BLOCK 2  
 FILING 5  
 INDEPENDENCE RANCH SUB

Needs to show easements