

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

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

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

Building Address 730 Tulip Dr.  
 Parcel No. ~~2076~~ 2701-354-68-001  
 Subdivision Melody Park  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 3 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2800 Sq. Ft. Proposed 100  
 Sq. Ft. of Lot / Parcel .793 A  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 10' to 12'

**OWNER INFORMATION:**

Name Brian Bruns  
 Address 730 Tulip Dr  
 City / State / Zip Grand Junction Co. 81500

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Pool Bathroom  
Patio Cover

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-257-1742

**\*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-2 Maximum coverage of lot by structures 30%  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 Side 3' from PL Rear 5' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 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 Brian Bruns Date \_\_\_\_\_  
 Department Approval C. Gay Hall Date 6/3/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No: _____
Utility Accounting	<u>Overholt</u>	Date	<u>6/3/05</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)

# SITE PLAN

ACCEPTED *C. Faye Hall* 6/3/05  
 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.

LOT 1, MELODY PARK TWO SUBDIVISION  
 PLAT BOOK 18, PAGE 254

BASIS OF BEARING FROM MELODY PARK TWO SUBDIVISION

*N89°59'24" E*

*151.41'*

PROPOSED DRIVEWAY

PROPOSED HOUSE

PROPOSED SEWER HOOK-UP

*228.29'*

*10' X 10' BAR ROOM*

*3*

*SHED*

*POOL*

PROPOSED UTILITIES HOOK-UP

*10' UTILITY EASEMENT*

*500-02-62 E*

10' UTILITY EASEMENT VACATED AS PER BK. 760 PG. 513

10' UTILITY EASEMENT PARTIALLY VACATED AS PER BK. 760 PG. 513

IRRIG. PUMP HOUSE

POOL AREA

TOOL SHED

*33.20'*

*N00°01'03" E*

LOT 1

1 STORY HOUSE

*228.34'*

*151.67'*

*N90°00'00" W*

*16.86'*

*15.98'*

LOT 3, MELODY PARK TWO SUBDIVISION  
 PLAT BOOK 18, PAGE 254

LOT 5, MELODY PARK SUBDIVISION  
 PLAT BOOK 8, PAGE 100

TULIP DRIVE  
 50' DEDICATED RIGHT-OF-WAY

*Fence 4' From Live*

*Live*

*Central Dr*