

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. 47891-1

Building Address 864 GRAND VISTA WAY No. of Existing Bldgs 1 No. Proposed 2
 Parcel No. 2701-261-42-019 Sq. Ft. of Existing Bldgs 2500 Sq. Ft. Proposed 192
 Subdivision Grand Vista Sq. Ft. of Lot / Parcel 9104
 Filing 2 Block 3 Lot 19 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4092
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name MARK McATHIN
 Address 864 GRAND VISTA WAY
 City / State / Zip GT, CO 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed 16' x 12'

APPLICANT INFORMATION:

Name KCOS Const. Inc
 Address P.O. Box 4350
 City / State / Zip GT, CO 81501
 Telephone 242-8779

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 PLANNING STAFF		
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>	
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement _____	
Voting District _____	Special Conditions _____	
Driveway Location Approval _____	(Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

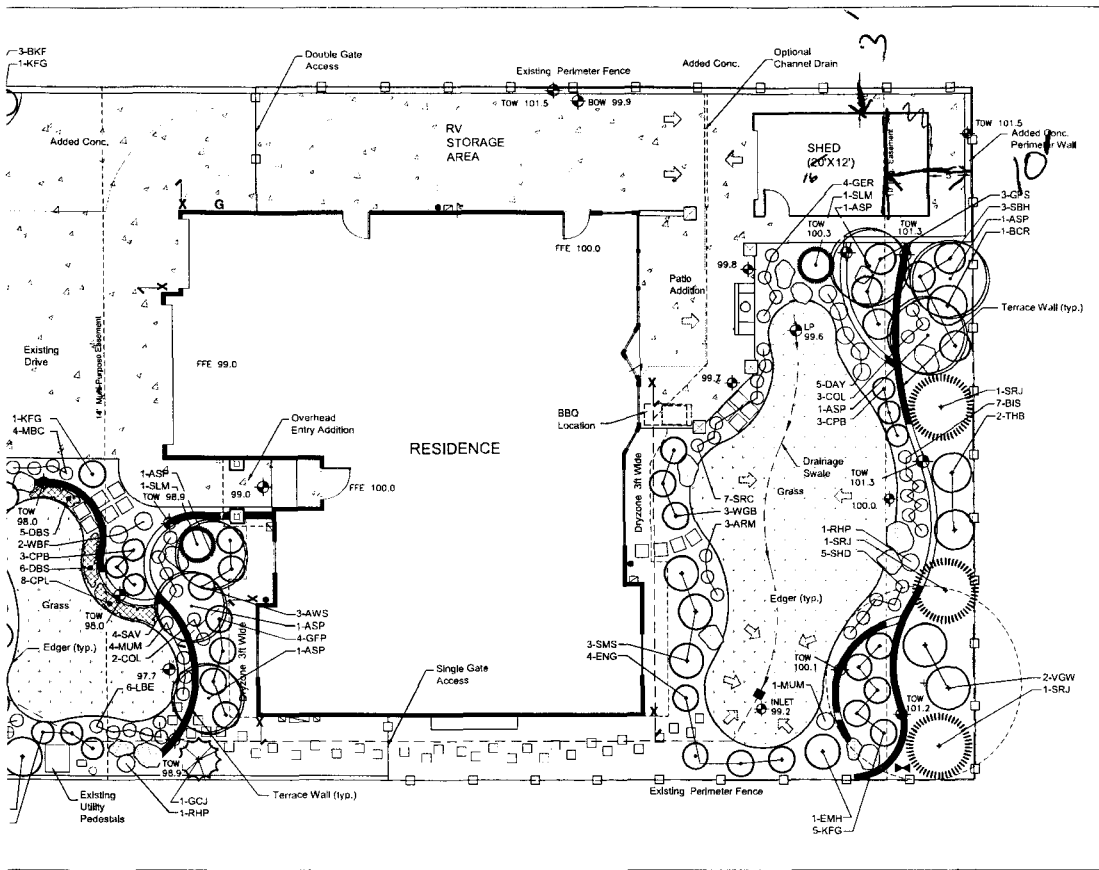
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date _____
 Planning Approval [Signature] Date 4/30/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. no sewer / water
Utility Accounting <u>[Signature]</u>	Date	<u>4/30/10</u>	

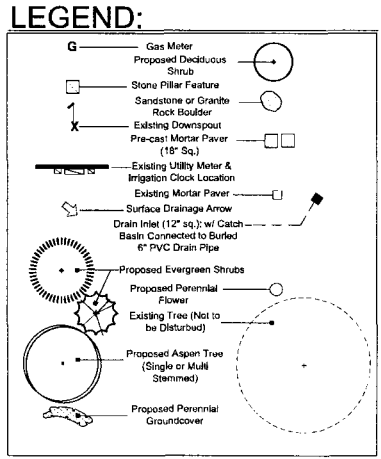
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DRAWN BY: M.G.
 CHECKED BY: M.G.
 DATE: 2/10/09
 SCALE: 1/8"=1'-0"
 DATE: 4/7/2010
 ACAD FILE: M-24-111-L.dwg
 REVISIONS: _____
 DATE: _____



NOTES:

- CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SITE EASEMENTS, UTILITIES AND APPURTANCES AND SHALL BE RESPONSIBLE FOR DAMAGES THEREOF.
- ALL DIMENSIONS AND SPOT ELEVATIONS ARE APPROXIMATE AND SHOWN ON DRAWING FOR DESIGN INTENT ONLY. HOMEOWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ACTUAL DIMENSIONS AND ELEVATIONS ON THIS DRAWING. FAILURE TO IDENTIFY AND/OR CONSULT WITH LANDSCAPE ARCHITECT PRIOR TO ANY FIELD CHANGES SHALL RELEASE LANDSCAPE ARCHITECT OF ANY AND ALL LIABILITY THEREOF.
- ROCK BOULDERS PLACED IN LANDSCAPE SHALL BE SANDSTONE OR GRANITE TYPE.
- ALL PLANTING BEDS SHALL BE INSTALLED WITH WEED BARRIER. REFER TO OWNER AS TO MULCH TYPE PREFERRED.
- CONSULT WITH OWNER AS TO THE TYPE OF EDGER PREFERRED. PROVIDE SMOOTH CURVE TRANSITIONS AS SHOWN ON DRAWING.
- ALL IMPORTED SOILS IF NECESSARY SHALL BE CLEAN FILL WITH NO MORE THAN 5 MMS/100CM OF SALT READING. TOPSOIL SHALL BE CLEAN OF DEBRIS LARGER THAN 1" AND CONTAIN VERY LITTLE ROCK.
- ACTUAL DRAIN PIPE SIZES SHALL BE VERIFIED AND PROVIDED BY PROFESSIONAL DRAINAGE ENGINEER.
- LANDSCAPE SPECIALTIES OF G.J. INC. SHALL NOT BE HELD RESPONSIBLE FOR THE MEANS, METHODS OR APPROPRIATENESS OF CONSTRUCTION AND/OR SAFETY PROCEDURES CHOSEN BY ANY CONTRACTOR OF HOMEOWNER.



Botanical Name:	No.	Size:	Mature Size (Ht):	Perennials:
Populus tremuloides	6	1"-2" cal.	20-30' ht.	ARM Sea Pink Thrift BIS Bearded Iris BKF Goblin Blanketflower COL Columbine Rocky Mountain CPL Creeping Phlox DAY Daylily DBS Dragon's Blood Sedum GER Geranium 'Cambridge' LBE Lamb's Ear MBC Moonbeam Coreopsis MUM Garden Mum PCF Purple Coneflower RHP Red Hat Poker SAV Salvia SHD Shasta Daisy 'Snowday' SRC Sunray Coreopsis WBF Whirling Butterflies Gaura
Piraea x bumalda 'Anthony Waterer'	3	5 gal.	2-3' ht.	Ameris maritima Iris hybrid Gallardia x grandiflora 'Goblin' Agulgia caerulea Phlox subulata Hemerocallis x hybrida Sedum spurium 'Dragon's Blood' Geranium 'Cambridge' Stachys byzantina Coreopsis verticillata 'Moonbeam' Dendranthema morifolium Echinacea purpurea Kniphofia uvaria 'Royalcastle Hybrids' Salvia superba Chrysanthemum maximum 'Snow Lady' Coreopsis grandiflora 'Sunray' Guara limmer 'Whirling Butterflies'
Rosa 'Bonica'	1	2 gal.	3-4' ht.	3 1 gal. 8' ht. 13 1 gal. 28-36" ht. 1 1 gal. 12" ht. 5 1 gal. 18-30" ht. 8 1 gal. 4-6" ht. 5 1 gal. 15-30" ht. 11 1 gal. 3-4" ht. 4 1 gal. 6-8" ht. 6 1 gal. 12-15" ht. 4 1 gal. 18" ht. 5 1 gal. 12-36" ht. 4 1 gal. 18-30" ht. 2 1 gal. 30-36" ht. 4 1 gal. 18-30" ht. 5 1 gal. 10" ht. 7 1 gal. 16"-18" Ht. 2 1 gal. 30" Ht.
Berberis thunbergii 'Atropurpurea Nana'	6	5 gal.	2-2.5' ht.	DFG Dwarf Hameln Fountain Grass KFG Feather Reed Grass 'Karl Forester' MDC Maiden Grass
Loncera xylosteum 'Emerald Mound'	1	5 gal.	2-3' ht.	Penisetum alopecuroides Calamagrostis x acutiflora 'Karl Forester' Miscanthus sinensis 'Gracillimus'
Euonymus fortunei 'Emerald 'n Gold'	4	5 gal.	to 2' ht.	
Potentilla fruticosa 'Goldfinger'	4	5 gal.	3-4' ht.	
Spiraea x bumalda 'Goldflame'	6	5 gal.	2-3' ht.	
Genista 'Lydia'	3	2 gal.	1.5' ht.	
Hypercium frondosum 'Sunburst'	3	5 gal.	3-4' ht.	
Spiraea nipponica 'Snowmound'	3	5 gal.	3-5' ht.	
Rhamnus frangula 'Taliote'	2	5 gal.	15-18' ht.	
Weigela florida 'variegata'	2	5 gal.	4-5' ht.	
Buxus microphylla 'Winter Gem'	3	5 gal.	to 4' ht.	
Juniperus chinensis 'Aurea'	1	5 gal.	3-4' ht.	
Pinus mugo 'Slowmound'	2	5 gal.	3' ht.	
Juniperus virginiana 'Skyrocket'	3	5 gal.	15-20' ht.	

Quantities listed above prior to installing in field and shall verify Landscape Architect in any discrepancies arise with quantities.

LANDSCAPE & PLANTING PLAN
McAtin Residence
 864 Grand Vista Way, Grand Junction, Colorado

Landscape Specialties
 of G.J. Inc.

 751 Horizon Ct. Suite 206
 Grand Junction, CO 81506
 Phone: (970) 243-4147
 Fax: (970) 257-1969
 www.lscdesign.com

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ACCEPTED
 LANDSCAPE ARCHITECTS DIVISION
 STATE OF COLORADO
 4/30/10

