

FEE \$ 10.00  
TCP \$ -0-

BLDG PERMIT NO. 55405

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

✓ **S**

**5030-1060-01** THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 304 E. DAKOTA DR TAX SCHEDULE NO. 2945-302-08-011  
SUBDIVISION MONUMENT VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2904  
FILING 5 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER CARRY + KAREN HORTON NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 6800 REEDER MESA NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE 245-6782 USE OF EXISTING BLDGS \_\_\_\_\_  
(2) APPLICANT WEBER BUILT HOMES DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) ADDRESS 6800 REEDER MESA SINGLE FAMILY RESIDENCE  
(2) TELEPHONE 245-6782

**REQUIRED:** Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-1.6 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 40' from property line (PL) Parking Req'mt 2  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 35' from PL Rear 35' from PL Special Conditions ACCD approval  
required  
Maximum Height \_\_\_\_\_ CENS.T. 14 T.ZONE 64 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Anda Wehr Date 3-4-96

Department Approval Ronnie Edwards Date 3-11-96

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9015-S/F

Utility Accounting Miller Fowler Date 3-11-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Copy Distribution  
 White-Contractor  
 Canary-Office File  
 Green-Inspector  
 Pink-Street Supt.

Multiple Copies: Please Type or Press Firmly With Ball Point Pen

CITY OF GRAND JUNCTION  
 250 North Fifth Street  
 Grand Junction, Colo. 81501

4234  
 Department of Public Works  
 Engineering Division  
 Phone (303) 244-1555  
 Fax (303) 244-1599

PERMIT FOR CONSTRUCTION AND INSTALLATION OF FACILITIES IN PUBLIC RIGHT OF WAY

<b>Contractor</b> Company <u>WEBER BUILT GENERAL CONTRACTORS</u> Concrete Curbing/Sidewalk License No. <u>N.A.</u> Address <u>6800 READER MESA ROAD</u> City <u>W.H. LAUREL</u> State <u>CO</u> Zip Code <u>81507</u> Application Date <u>3-5-96</u> Date Work to Begin <u>3-8-96</u> Anticipated Completion Date <u>3-10-96</u>		(Water Conservancy Districts Exempt) Permit Fee Curbing/Sidewalk Permit (\$30) \$ _____ Pavement Cut/Excavation Permit (\$50) \$ _____ Plus \$0.06 per linear foot of trench over 100' in length \$ _____ Other \$ _____ Total Permit Fees \$ <u>NC</u>
Job Location(s) <u>304 E. DAKOTA DRIVE</u> <u>MONUMENT VALLEY</u> Street Address/Location(s) Subdivision Name (if known)		
<b>Responsible Charge</b> Responsible Construction Supervisor <u>JOHN DOWLING/WEBER BUILT</u> 244-0526 <u>V. ALLEN</u> Alternate Responsible Person <u>RICH WEBER</u> 244-0288 <u>V. ALLEN</u> After Working Hours Contact _____ Phone No. _____		

<b>Type of Work</b> 1 Remove Existing 2 Repair Existing 3 Replace Existing 4 New Installation		<b>Utility Work Is</b> <input type="checkbox"/> Main Line <input type="checkbox"/> Service Line
<input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Water	<input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Curb & Gutter <input type="checkbox"/> Sidewalk	<input type="checkbox"/> Driveway <input type="checkbox"/> Telephone <input type="checkbox"/> Cable T.V.
<input type="checkbox"/> Underground Power <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Other _____		

**Estimated Quantities**

Curb, Gutter & Sidewalk <u>N.A.</u> Lineal Feet	Sidewalk Crossing Drain <u>N.A.</u> Each
Curb & Gutter <u>"</u> Lineal Feet	Storm Drain Inlet <u>"</u> Each
Sidewalk <u>"</u> Lineal Feet	Asphalt Pavement <u>"</u> Square Yards
Driveway Section <u>"</u> Square Yards	Concrete Pavement <u>"</u> Square Yards
Drain Pan <u>"</u> Lineal Feet	Other <u>STEEL CULVERT - COMPACTED ROAD BASE</u>
Excavation Volume <u>"</u> Cubic Yards	Type of Backfill <u>7 1/2" ROAD BASE</u>

<b>Requirements (To Be Completed By City)</b>		<b>Testing Requirements**</b>
<input type="checkbox"/> Performance Guaranty <input type="checkbox"/> Traffic Control Plan <input type="checkbox"/> Pedestrian Safety Plan <input type="checkbox"/> Inspection of Concrete Forms & Base <input type="checkbox"/> Inspection of Facilities Prior to Back-Fill <input type="checkbox"/> Inspection of Subgrade After Back-Fill <input checked="" type="checkbox"/> Final Inspection Upon Completion of Work <input type="checkbox"/> Community Development Department Approval * <input type="checkbox"/> End of day surface restoration required. (Surfacing material to be used _____)	<input type="checkbox"/> Backfill Compaction Test(s) AASHTO T-99 <input type="checkbox"/> Roadbase Compaction Test(s) AASHTO T-180 <input type="checkbox"/> Bituminous Pavement Compaction Test(s) AASHTO T-230 <input type="checkbox"/> Concrete Slump/Air Test(s) AASHTO T-119, T-152 <input type="checkbox"/> Concrete Compressive Strength AASHTO T-22, T-23 <input type="checkbox"/> Other Testing: _____	

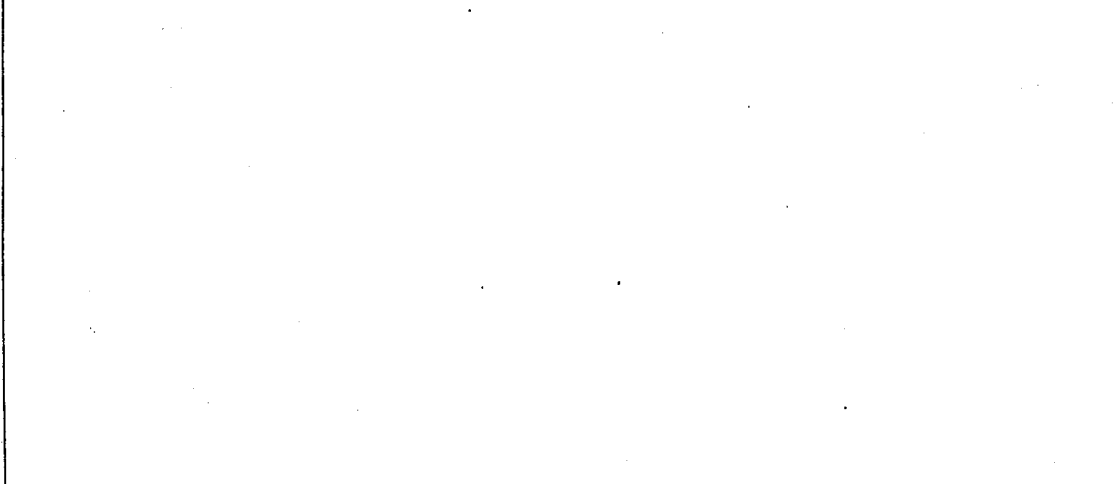
\* Community Development Department approval required for new or changed access to all streets except residential.  
 \*\* All compliance testing shall be performed by a qualified independent laboratory. Frequency of testing shall be in accordance with city specifications.

In accepting this permit the undersigned, representing the Permittee, verifies that he has read and understands all the provisions and requirements of this permit; that he has authority to sign for and bind the Permittee; and by virtue of his signature the Permittee is bound by and agrees to comply with all City ordinances, standards and specifications regulating construction.

Contractor Rich Weber

Permit Valid For 6 Months From Date Issued

Preconstruction Inspection by: _____	Date _____
Public Works Permit Approval by: _____	Date <u>3-8-96</u>
Community Development Approval by: _____	Date _____
Final Inspection by: _____	Date _____



The above space is provided for a sketch of the proposed installation. (see additional provisions and requirements on reverse side)

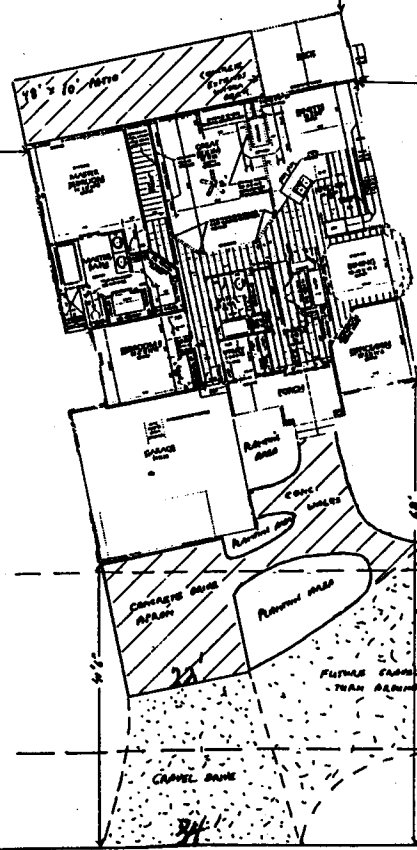
259.99'

50 FOOT NATURAL GRADE EASEMENT

60' REAR SETBACK LINE

221.28'

ACCEPTED *Ronnie* 3/11/96  
 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.



DRIVEWAY PIPES  
 PERMIT REQUIRED  
 FROM CITY  
 ENGINEER

*J. K. K...  
 3-4-96*

40' FRONT SETBACK LINE

10 FOOT UTILITY EASEMENT

250.47'

304 EAST DAKOTA DRIVE

212.10'