

FEE \$ #10  
TCP \$ — 0 —

BLDG PERMIT NO. 57561

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 320 E. DAKOTA DR. TAX SCHEDULE NO. 2995-193-08-003  
SUBDIVISION MONUMENT VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,225  
FILING 5 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) NONE  
(1) OWNER ROBERT LIESHER NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 929 MAIN  
NO. OF BLDGS ON PARCEL  
(1) TELEPHONE 241-5536 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT SAME USE OF EXISTING BLDGS NONE  
(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: HOME  
(2) TELEPHONE 2

REQUIRED: one ~~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  
Special Conditions \_\_\_\_\_  
Side 35' from PL Rear 35' from PL  
Maximum Height \_\_\_\_\_  
CENSUS TRACT 1401 TRAFFIC ZONE 64

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 X [Signature] Date X 9-12-96  
Department Approval [Signature] Date 9-12-96

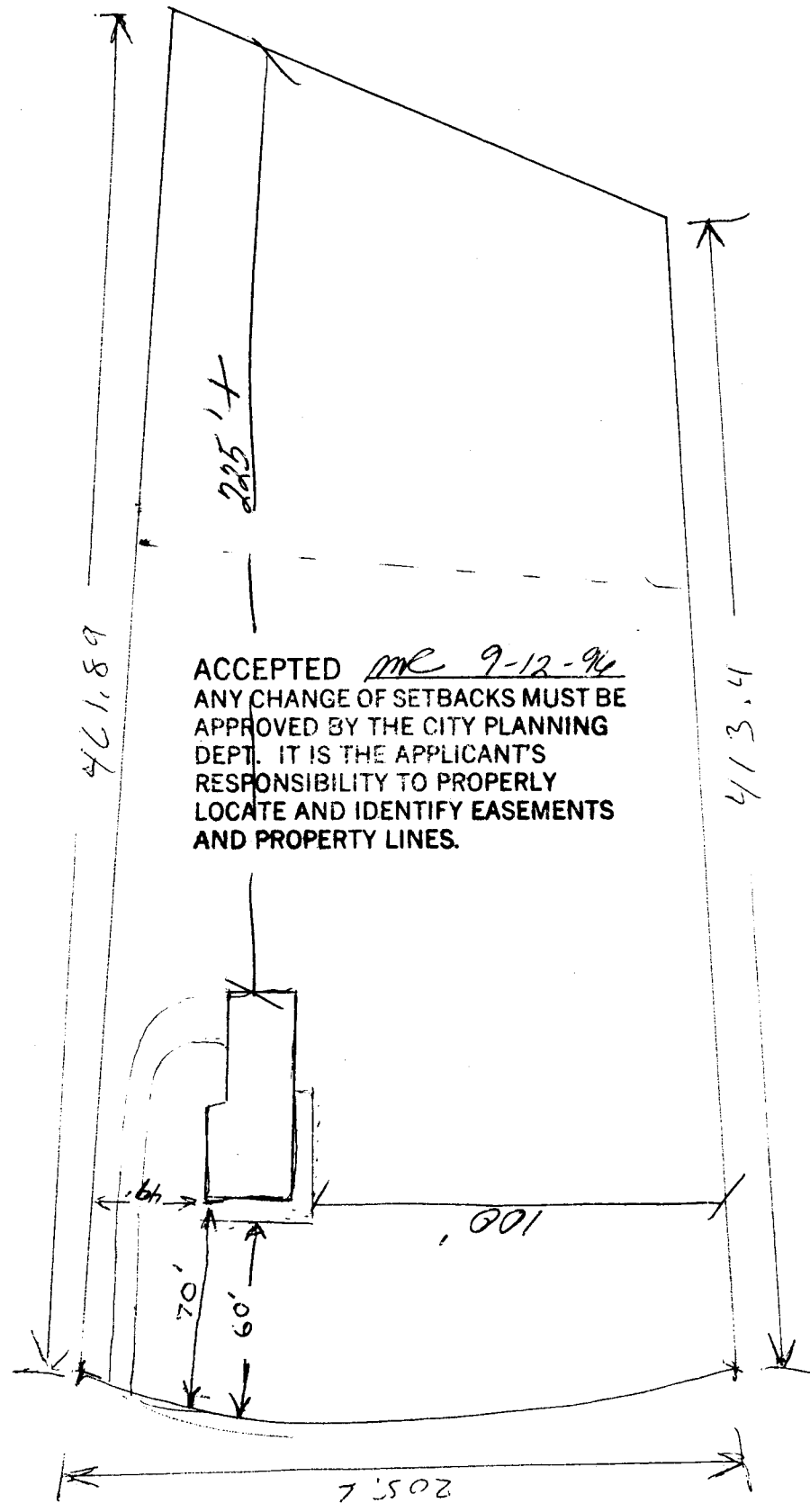
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9518  
Utility Accounting [Signature] Date 9/12/96

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)

BOB & GLORIA LESHER  
241-8836

Block 2 Lot 3  
1.56 AC  
320 E DAKOTA  
GRAND JCT. CO. 81508



ACCEPTED MC 9-12-96  
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.

NOT TO SCALE

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

4499

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

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

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

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

Contractor

Company ROBERT L. LESHEN

Concrete Curbing/Sidewalk License No. \_\_\_\_\_

Address 320 E DAKOTA

City GRAND JTN State CO Zip Code 81502

Application Date 9-14-96

Date Work to Begin 9-15-96

Anticipated Completion Date 12-20-96

(Water Conservancy Districts Exempt)

Permit Fee

Curbing/Sidewalk Permit (\$30) \$60 \$ \_\_\_\_\_

Pavement Cut/Excavation Permit (\$50) \$60 \$ \_\_\_\_\_

Plus \$0.05 per linear foot of trench over 100' in length \$ \_\_\_\_\_

Other \$ \_\_\_\_\_

Total Permit Fees \$ MC

Responsible Charge

B.L. LESHEN 241-8836  
Responsible Construction Supervisor Phone No.

Alternate Responsible Person Phone No.

After Working Hours Contact Phone No.

Job Location(s)

Street Address/Location(s) \_\_\_\_\_

Subdivision Name (If Known) \_\_\_\_\_

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

Estimated Quantities

Curb, Gutter & Sidewalk _____	Lineal Feet	Sidewalk Crossing Drain _____	Each
rb & Gutter _____	Lineal Feet	Storm Drain Inlet _____	Each
Sidewalk _____	Lineal Feet	Asphalt Pavement _____	Square Yards
Driveway Section _____	Square Yards	Concrete Pavement _____	Square Yards
Drain Pan _____	Lineal Feet	Other <u>18" x 20' culvert</u>	
Excavation Volume _____	Cubic Yards	Type of Backfill _____	

Requirements

(To Be Completed By City)

Testing Requirements\*\*

- |   |  |
|---|--|
| <p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/> Performance Guaranty</p> <p><input type="checkbox"/> <input type="checkbox"/> Traffic Control Plan</p> <p><input type="checkbox"/> <input type="checkbox"/> Pedestrian Safety Plan</p> <p><input type="checkbox"/> <input type="checkbox"/> Inspection of Concrete Forms &amp; Base</p> <p><input type="checkbox"/> <input type="checkbox"/> Inspection of Facilities Prior to Back-Fill</p> <p><input type="checkbox"/> <input type="checkbox"/> Inspection of Subgrade After Back-Fill</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Final Inspection Upon Completion of Work</p> <p><input type="checkbox"/> <input type="checkbox"/> Community Development Department Approval *</p> <p><input type="checkbox"/> <input type="checkbox"/> End of day surface restoration required. (Surfacing material to be used _____)</p> | <p><input type="checkbox"/> Backfill Compaction Test(s) AASHTO T-99</p> <p><input type="checkbox"/> Roadbase Compaction Test(s) AASHTO T-180</p> <p><input type="checkbox"/> Bituminous Pavement Compaction Test(s) AASHTO T-230</p> <p><input type="checkbox"/> Concrete Slump/Air Test(s) AASHTO T-119, T-152</p> <p><input type="checkbox"/> Concrete Compressive Strength AASHTO T-22, T-23</p> <p><input type="checkbox"/> Other Testing: _____</p> |
|---|--|

\* 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 B.L. Leshen

Permit Valid For 6 Months From Date Issued

Preconstruction Inspection by: [Signature] Date 9-12-96

Public Works Permit Approval by: \_\_\_\_\_ Date \_\_\_\_\_

Community Development Approval by: \_\_\_\_\_ Date \_\_\_\_\_

Final Inspection by: \_\_\_\_\_ Date \_\_\_\_\_