

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 62904

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2216 Red CANYON CT. TAX SCHEDULE NO. 2945-193-07-012
 SUBDIVISION MONUMENT VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2103#
 FILING 5 BLK 1 LOT 12 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Gene & Lillian Blackman NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 604 DEVIN DRIVE NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-0407 USE OF EXISTING BLDGS NEW HOME / 3 CAR GARAGE
 (2) APPLICANT L & L DEVELOPMENT DESCRIPTION OF WORK AND INTENDED USE: SFR
 (2) ADDRESS 202 CHIPETA AVE
 (2) TELEPHONE 970-245-3343 - HOME ^{216-0777 - WK}

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 Driveway Permit
required -
 Maximum Height _____ CENSUS TRACT 1401 TRAFFIC ZONE 96

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 [Signature] Date 10-31-97

Department Approval [Signature] Date 11-10-97

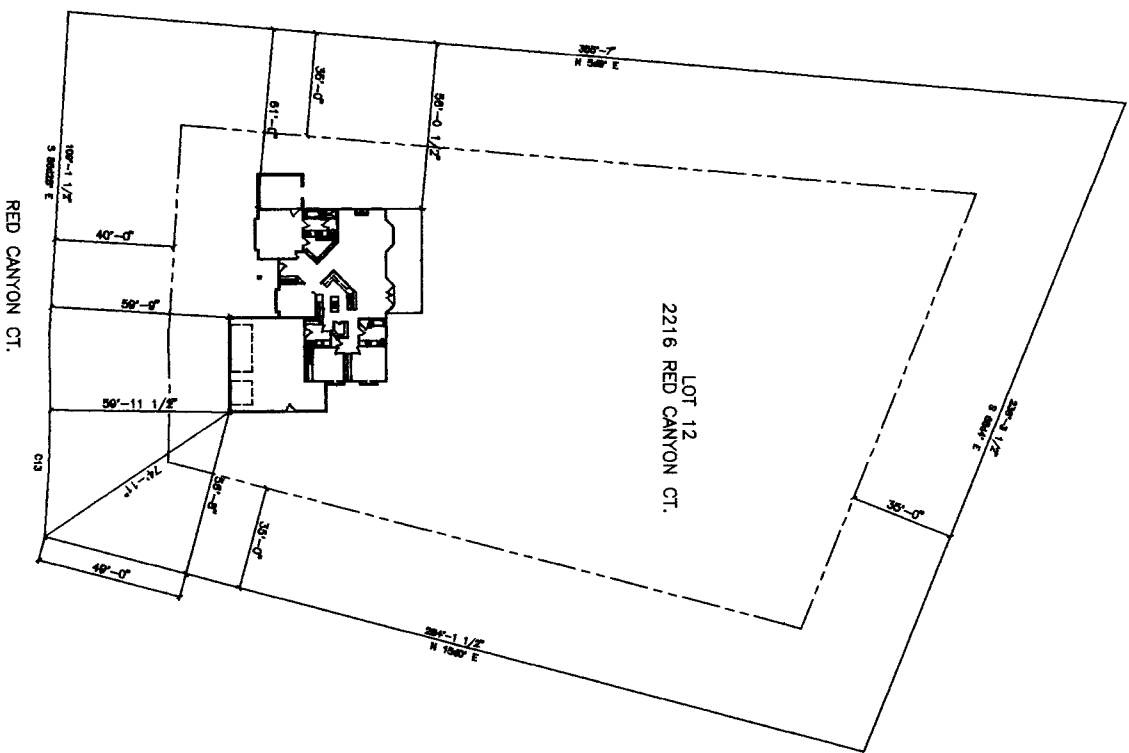
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #10687

Utility Accounting [Signature] Date 11-10-97

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)

NOTES: 1. I, J. IN THE RESPONSIBILITY OF THE DESIGNER OR OWNER TO VERIFY LOCAL AND DISTRICT CODES FOR CONSTRUCTION.



PLOT PLAN
1" = 20'

ACCEPTED SLC 11.10.97
 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.

CULVERT MUST BE INSTALLED IN DITCH ACROSS DRIVEWAY
 LOCATION OK
 JAL 11-3-97

DATE	DESCRIPTION
8-4-97	Auto Draft
1-11-97	Final
SHEET 2	

LEE HOMES INC
 BLACKMAN PLOT PLAN

*Auto***DRAFT**
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782

REVISIONS
1
2
3
4
5
6
7
8
9
10

PERMIT FOR ACCESS OR SURFACE ALTERATION WITHIN PUBLIC RIGHT OF WAY

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

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

Department of Public Works
 Engineering Division
 Phone (970) 244-1555
 Fax (970) 244-1599

5309

Application For: Access Surface Alteration

Company LEE HOMES INC.

General Contractor # 1997

Concrete Curbing/Sidewalk License No. 2970504

Address 202 CHIPETA AVE

City GRAND JCT. State CO. Zip Code 81501

Application Date 11-3-97

Date Work to Begin 11-10-97

Anticipated Completion Date 11-12-97

Job Address or Location 2216 16 Red Canyon Court Lot #12

Responsible Charge

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.

STEVEN LEE 216-0777
 Responsible Construction Supervisor Phone No.

NONE
 Alternate Responsible Person Phone No.

STEVEN LEE 245-3343
 After Working Hours Contact Phone No.

Type of Performance/Warranty Guarantee CITY BOND

in the amount of 5000⁰⁰ / LIABILITY / BECKNER-POWER INSURANCE

Type of Work	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	If Utility Work		
Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Estimated Quantities

Curb, Gutter & Sidewalk	<u>N/A</u>	Lineal Feet	Sidewalk Crossing Drain	<u>N/A</u>	Each
Curb & Gutter	<u>N/A</u>	Lineal Feet	Storm Drain Inlet	<u>N/A</u>	Each
Sidewalk	<u>N/A</u>	Lineal Feet	Asphalt Pavement	<u>N/A</u>	Square Yards
Driveway Section	3	Square Yards	Concrete Pavement		Square Yards
Drain Pan	<u>3</u>	Lineal Feet	Pipe size, type, length	<u>12"OD 14' Galv. Coated</u>	Lineal Feet
Excavation Volume	<u>N/A</u>	Cubic Yards	Other		

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 & 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> |
|---|--|

* All compliance testing shall be performed by a qualified independent laboratory. Frequency of testing shall be in accordance with city specifications.

(Water Conservancy Districts Exempt)

Permit Fee

Curbing/Sidewalk/Driveway Permit (\$60)	\$ _____
Pavement Cut/Excavation Permit (\$60)	\$ _____
Plus \$0.10 per linear foot of trench over 100' in length	\$ _____
Other	\$ _____
Total Permit Fees	\$ <u>N.C.</u>

Preconstruction Inspection by: _____ Date _____

Public Works Permit Approved by: [Signature] Date _____

Final Inspection by: _____ Date _____

Contractor Steven R Lee

Surface Alteration Permit Valid For 6 Months From Date Issued

LOT 12
 Filing 5
 .51