

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 70494

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 322 E. Dakota Dr TAX SCHEDULE NO. 29-15-193-08-002
 SUBDIVISION MONUMENT VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2244 HOUSE & 864 GAR.
 FILING BLK 2 LOT 2 FILE 5 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER Robert M WREED NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 563 Village Way NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-8681 USE OF EXISTING BLDGS 0
 (2) APPLICANT Don Haasz DESCRIPTION OF WORK AND INTENDED USE: NEW HOME
 (2) ADDRESS 563 Village Way GT
 (2) TELEPHONE 242-8681

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 PR-114 Maximum coverage of lot by structures _____
 SETBACKS: Front 40' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt 2
 Side 35' from PL Rear 35' from PL Special Conditions Driveway permit required - Permit # 0224
 Maximum Height _____ CENSUS 1401 TRAFFIC 141 ANN# _____

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 1999 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 Don Haasz Date 6-8-99
 Department Approval K. Valdez Date 6-9-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12300

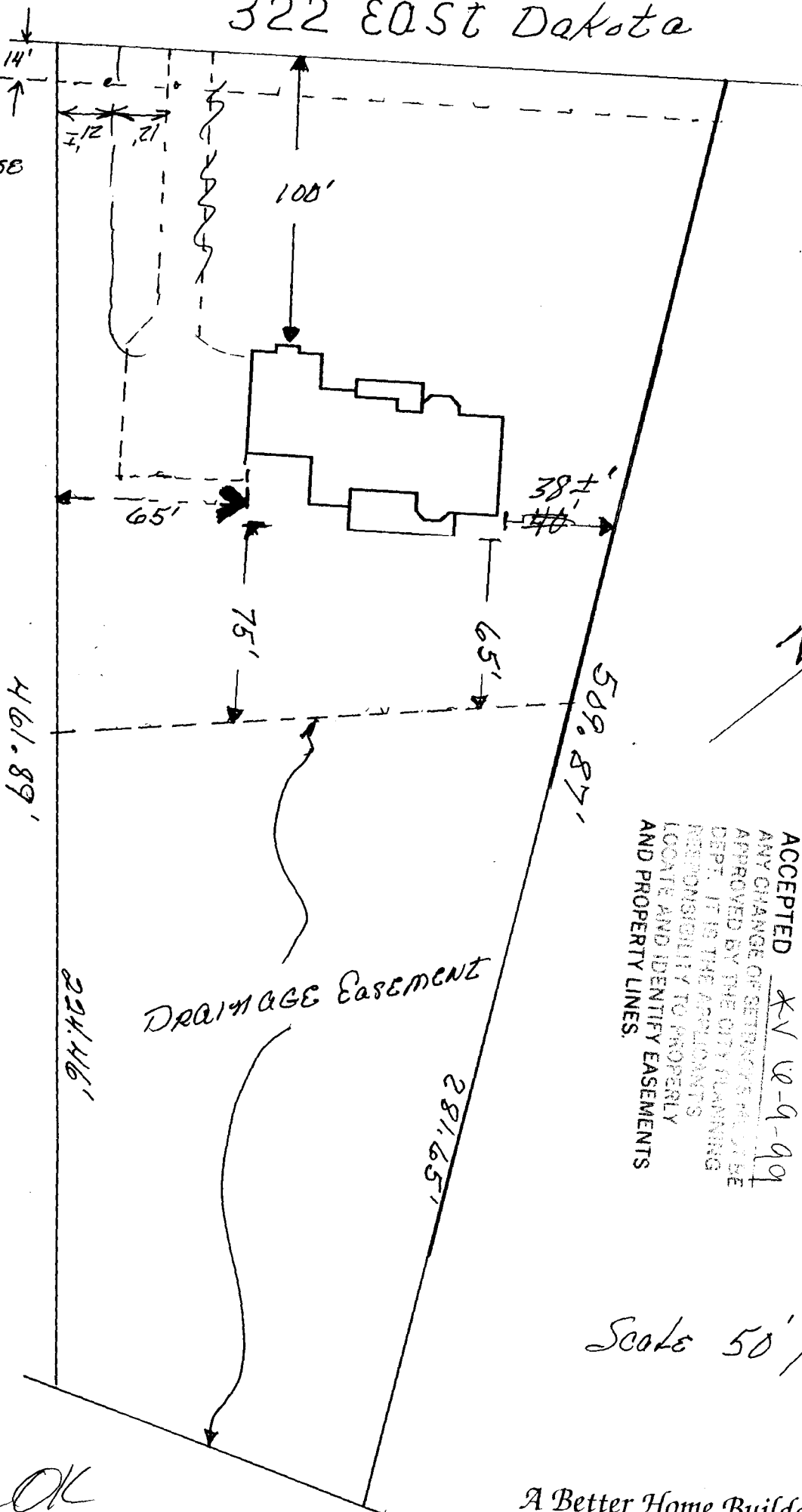
Utility Accounting SM Cole Date 6/9/99

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)

322 EAST Dakota

Multi-Purpose Easement



ACCEPTED *KV 6-9-99*
 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.

Scale 50' / inch

*Dave Ok
 Ruth Davis
 6-9-99*

A Better Home Builder

Don Haase
 242-8681
 Real Estate Broker

Haase & Associates, Inc.
 563 Village Way
 Grand Junction, CO 81503



PERMIT FOR ACCESS OR SURFACE ALTERATION WITHIN PUBLIC RIGHT OF WAY

Copy Distribution
 White-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) 256-4022

6226

Location For: Access Surface Alteration

Company HAASE & ASSOCIATES, INC

Concrete Curbing/Sidewalk License No. _____

Address 563 Village Way

City G.J. State CO Zip Code 81503

Application Date JUNE 7, 1999

Date Work to Begin JUNE 9, 1999

Anticipated Completion Date JUNE 9, 1999

Job Address or Location 322 E. Dakota Dr.

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.

Don Haase 242-8681
 Responsible Construction Supervisor Phone No.

Alternate Responsible Person _____ Phone No.

After Working Hours Contact _____ Phone No.

Type of Performance/Warranty Guarantee _____

In the amount of _____

Please Check Type of Work

<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"/> 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"/> 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 checked="" type="checkbox"/> Other <u>Culvert</u>

Remove Existing Repair Existing Replace Existing New Installation

For Utility Work Indicate Type

Main Line

Service Line

Estimated Quantities

Curb, Gutter & Sidewalk _____ Lineal Feet	Sidewalk Crossing Drain _____ Each
Curb & Gutter _____ Lineal Feet	Storm Drain Inlet _____ Each
Sidewalk _____ Lineal Feet	Asphalt Pavement _____ Square Yards
Driveway Section _____ Square Yards	Concrete Pavement _____ Square Yards
Manhole Pan _____ Lineal Feet	Pipe size, type, length _____ Lineal Feet
Excavation Volume _____ Cubic Yards	Other _____

(This Section To Be Completed By City)

Requirements	Compliance Testing Requirements*
Yes No <input type="checkbox"/> <input type="checkbox"/> Performance Guaranty <input type="checkbox"/> <input type="checkbox"/> Traffic Control Plan <input type="checkbox"/> <input type="checkbox"/> Pedestrian Safety Plan <input type="checkbox"/> <input type="checkbox"/> Inspection of Concrete Forms & Base <input type="checkbox"/> <input type="checkbox"/> Inspection of Facilities Prior to Back-Fill <input type="checkbox"/> <input type="checkbox"/> Inspection of Subgrade After Back-Fill <input type="checkbox"/> <input type="checkbox"/> Final Inspection Upon Completion of Work <input type="checkbox"/> <input type="checkbox"/> Community Development Department Approval <input type="checkbox"/> <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: _____

*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)

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>HC</u>
Contractor <u>Don Haase</u>	

Preconstruction Inspection by: [Signature] Date 6-7-99

Public Works Permit Approval by: [Signature] Date _____

Final Inspection by: _____ Date _____

Alteration Permit Valid For 6 Months From Date Issued

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