

FEE \$	10.00
TCP \$	0
SIF \$	100000



24

BLDG PERMIT NO. 74774

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 298 E. Dakota TAX SCHEDULE NO. 2945-302-08-014
 SUBDIVISION Monument Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4829⁺
 FILING BLK 2 LOT 14 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER John & Loryn Barber NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2210 Red Canyon CT. G.J. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-2584 USE OF EXISTING BLDGS N/A
 (2) APPLICANT RED HABT Const., Inc. DESCRIPTION OF WORK AND INTENDED USE: New SF
 (2) ADDRESS 2320 - E 1/2 Rd. G.J. 8400³ residence w/walkout & 3 car attached.
 (2) TELEPHONE 234-0822

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 Maximum coverage of lot by structures 75%
 SETBACKS: Front 40 from property line (PL) Parking Req'mt 2 spaces TB
 or from center of ROW, whichever is greater Special Conditions
 Side 35 from PL Rear 35 from PL
 Maximum Height CENSUS 1401 TRAFFIC 64 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 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 Daniel R. Garland Date April 11, 2000
 Department Approval Kathy Parker Date 4-14-00

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 13016
 Utility Accounting C. Beusley Date 4/13/00

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

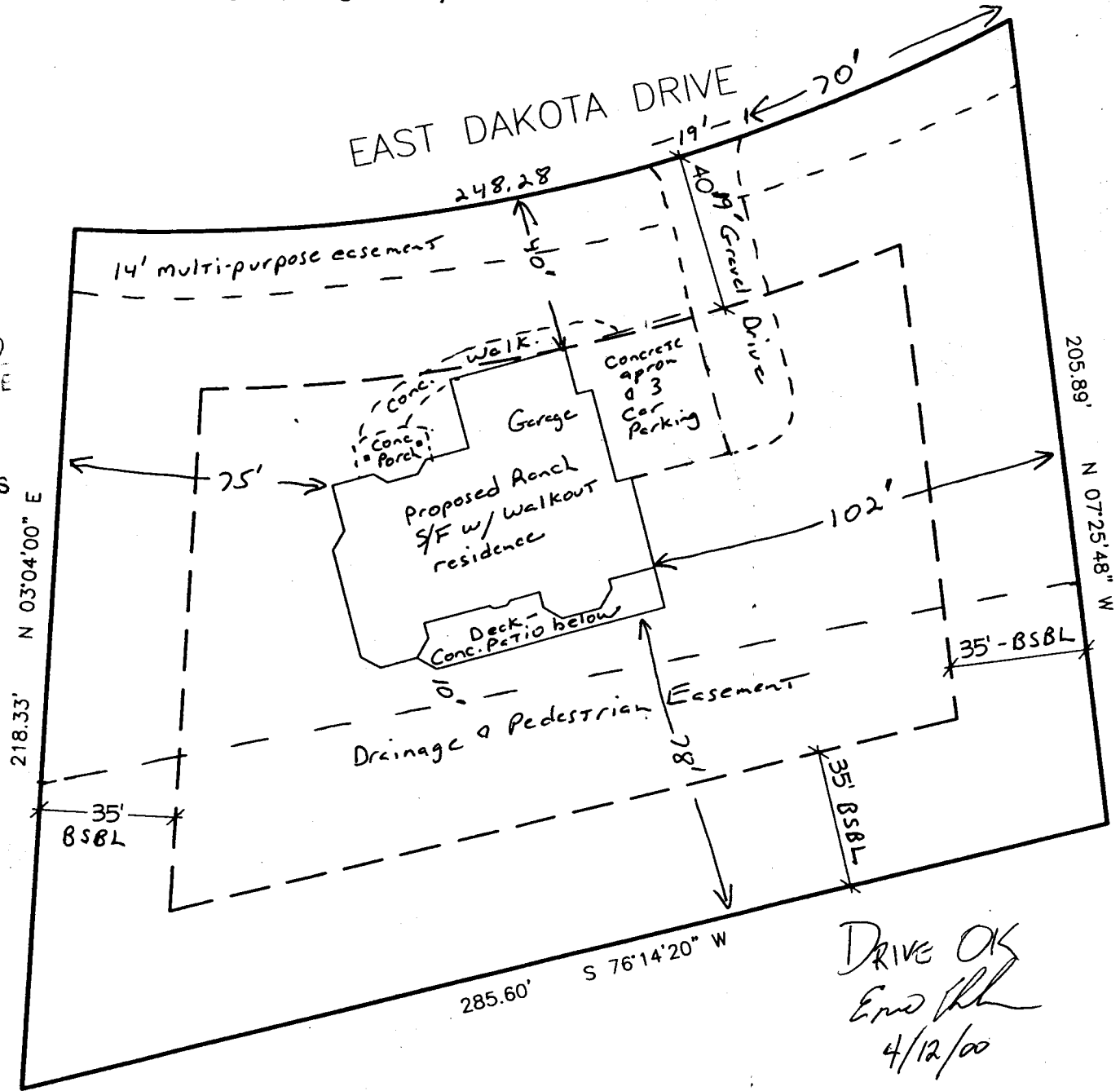
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

RED HART CONSTRUCTION, INC.
2320 E 1/2 ROAD
GRAND JUNCTION, CO 81503-4405
(970) 244-8975

Site Plan - 298 E Dakota - Monument Valley F-5-B-2-Lot 14
John & Loryn Barbac
#2945-302-08-014

North
1" = 40'

ACCEPTED *KP 4-14-00*
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.



DRIVE OK
Ems
4/12/00

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

6699

Application For: Access Surface Alteration
 Company RED HART CONST. INC.
 Concrete Curbing/Sidewalk License No. _____
 Address 2320 - E 1/2 Rd
 City G. J. State CO Zip Code 81503
 Application Date April 12, 2000
 Date Work to Begin April 14, 2000
 Anticipated Completion Date April 17, 2000
 Job Address or Location 298 E. Dakota

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.
Dan Gearhart 234-0822
 Responsible Construction Supervisor Phone No.
 Alternate Responsible Person _____ Phone No.
 After Working Hours Contact 244-8975 Phone No.
 Type of Performance/Warranty Guarantee _____
 In the amount of _____

Please Check Type of Work
 Sanitary Sewer Irrigation Driveway Underground Power
 Storm Sewer Curb & Gutter Telephone Gas
 Water Sidewalk Cable T.V. Other _____
 Remove Existing Repair Existing Replace Existing New Installation

For Utility Work Indicate Type
 Main Line
 Service Line

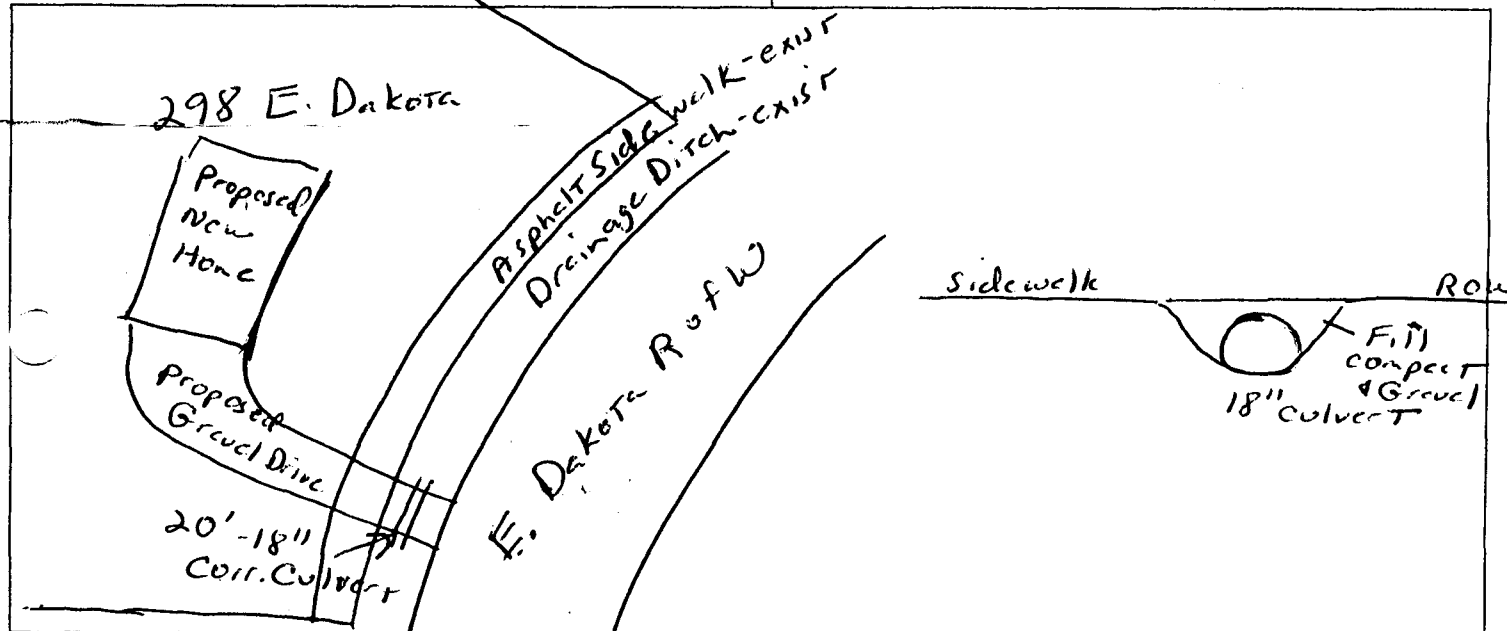
Estimated Quantities
 Curb, Gutter & Sidewalk 0 Lineal Feet
 Curb & Gutter 0 Lineal Feet
 Sidewalk 0 Lineal Feet
 Driveway Section 21 sq. yds Square Yards
 Drain Pan 0 Lineal Feet
 Excavation Volume 0 Cubic Yards
 Sidewalk Crossing Drain 1 Each
 Storm Drain Inlet 1 Each
 Asphalt Pavement 1 Square Yards
 Concrete Pavement 1 Square Yards
 Pipe size, type, length 18" corr abs - 20' Lineal Feet
 Other _____

Requirements (This Section To Be Completed By City)
 Yes No
 Performance Guaranty
 Traffic Control Plan
 Pedestrian Safety Plan
 Inspection of Concrete Forms & Base
 Inspection of Facilities Prior to Back-Fill
 Inspection of Subgrade After Back-Fill
 Final Inspection Upon Completion of Work
 Community Development Department Approval
 End of day surface restoration required. (Surfacing material to be used _____)
18" Pipe Call when ready -
Compliance Testing Requirements*
 Backfill Compaction Test(s) AASHTO T-99
 Roadbase Compaction Test(s) AASHTO T-180
 Bituminous Pavement Compaction Test(s) AASHTO T-230
 Concrete Slump/Air Test(s) AASHTO T-119, T-152
 Concrete Compressive Strength AASHTO T-22, T-23
 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)
 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 \$ _____
 Permit Fees \$ _____
 Contractor Daniel R. Gearhart

Preconstruction Inspection by: _____ Date _____
Walt Hoyt
 Public Works Permit 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)